

# SHERIFF'S SALE COST SHEET

115 Bunk NA vs. Zukowski  
 NO. 126-09 ED NO. 811-09 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>14.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>281.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>223.14</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>513.14</u>

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>115.</u>	\$ <u>44.32</u>
TOTAL *****	\$ <u>44.32</u>

TOTAL COSTS (OPENING BID) \$ 2246  
20 Fund \$ 1196.54

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

August 26, 2009

Columbia

Timothy T. Chamberlain  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX 570-389-5625

**BOOK WRIT**

RE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-HE7  
vs.  
RICHARD G. ZUKOWSKI  
Term No. 2009 CV 811

**Property address:**

***231 Bendertown Road  
Stillwater, PA 17878***

Sheriff's Sale Date: September 02, 2009

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$2,216.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/Antoneitte B.

cc: Angela Bonfiglio  
SAXON MORTGAGE SERVICES INC.

# SHERIFF'S SALE COST SHEET

YS Bank NA vs. Roland Zukowski  
 NO. 126-09 ED NO. 811-09 JD DATE/TIME OF SALE Sept. 2 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</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>14.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>366.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>223.14</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>448.14</u>	

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ <u>1588.91</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$	

## MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA vs Richard Zukowski

NO. 126-09 ED NO. 811-09 JD

DATE/TIME OF SALE: Sept. 2 1000

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 \$ \_\_\_\_\_

136  
**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

August 17, 2009

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

**RE: No. 2009 CV 811**  
**RICHARD G. ZUKOWSKI**

Real Estate Division:

The above case may be sold on September 02, 2009. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Manager**  
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

797001C  
CF: 05/11/2009  
SD: 09/02/2009  
\$86,002.57

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-HL7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and  
Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009 CV 811

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

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

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

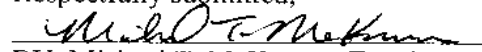
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

  
BY: Michael T. McKeever, Esquire  
Attorney for Plaintiff

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

Check type of mail or service:

- ☐ Certified  
☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured
- ☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

Postmark and  
Date of Receipt

Article Number

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

Postage

Handling  
Charge

Actual Value  
if Registered

Signature, DC SC \$01.25  
RC0004283957 Fee  
MAILED FROM ZIP CODE 19106

1. DOMESTIC RELATIONS OF COLUMBIA  
COUNTY

PO Box 380  
Bloomsburg, PA 17815

TENANTS/OCCUPANTS  
231 Benbertown Road  
Stillwater, PA 17878

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.

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

Postmaster Rec (Name of receiving employee)

Total Number of Pieces  
Received at Post Office

See Privacy Act Statement on Reverse

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

79700FC Columbia County

RICHARD G. ZUKOWSKI

Complete by Typewriter, Ink, or Ball Point Pen

Stamp Date: 09/02/2009

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) 794-6300

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED  
SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

VS

Docket # 126ED2009

MORTGAGE FORECLOSURE

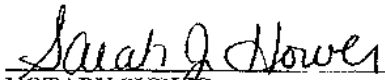
RICHARD G. ZUKOWSKI

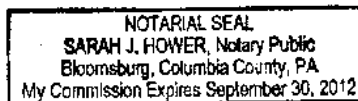
AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JUNE 25, 2009, AT 2:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON RICHARD ZUKOWSKI AT 231 BENDERTOWN ROAD, STILLWATER  
BY HANDING TO JASON PHILLIPS, AIC, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

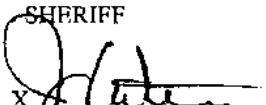
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JUNE 25, 2009

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



  
\_\_\_\_\_  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

GOLDBECK MCCAFFERTY & MCKEEVER  
701 MARKET STREET  
Suite 5000  
PHILADELPHIA, PA 19106



**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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
**Mortgagor(s) and Record Owner(s)**

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009 CV 811

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7, 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:

231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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  
231 Bendertown Road  
Stillwater, PA 17878

(attach separate sheet if more space is needed)

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

DATED: August 17, 2009



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

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

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 PA  
PO Box 2675  
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee  
X  
B. Received by (Printed Name)  
C. Date of Delivery JUN 26 2009  
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 2560 0002 1259 5274

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 ☒ Addressee  
X  
B. Received by (Printed Name)  
C. Date of Delivery JUN 26 2009  
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 2560 0002 1259 5267

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 ☒ Addressee  
X  
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 2560 0002 1259 5243

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery JUN 26 2009

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.

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:

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

B. Received by (Printed Name)

C. Date of Delivery JUN 26 2009

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.

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.

US BANK NA

VS.

RICHARD ZUKOWSKI


WRIT OF EXECUTION #126 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RICHARD ZUKOWSKI AT 231 BENDERTOWN ROAD STILLWATER  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

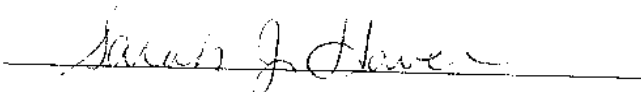
SO ANSWERS:

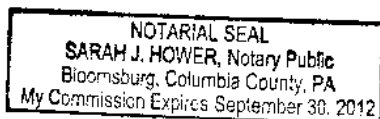
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

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

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED  
SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

VS

Docket # 126ED2009

MORTGAGE FORECLOSURE

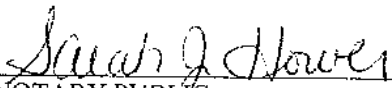
RICHARD G. ZUKOWSKI

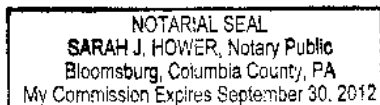
AFFIDAVIT OF SERVICE


NOW, THIS THURSDAY, JUNE 25, 2009, AT 2:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON RICHARD ZUKOWSKI AT 231 BENDERTOWN ROAD, STILLWATER  
BY HANDING TO JASON PHILLIPS, AIC, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

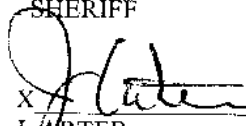
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JUNE 25, 2009

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



  
\_\_\_\_\_  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
X  
J. ARTER  
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER  
701 MARKET STREET  
Suite 5000  
PHILADELPHIA, PA 19106

**In the Court of Common Pleas of        COLUMBIA        County, Pennsylvania**  
**DOMESTIC RELATIONS SECTION**  
**NOTICE OF LIEN**

**TO:**

TIMOTHY T CHAMERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

**Phone: (570) 387-8870    Fax: (570) 387-8876**

**Email:**

**Obligor:**

RICHARD G. ZUKOWSKI  
4140 NE 4TH TER  
POMPANO BEACH, FL 33064-4214-40

**Obligee:**

BRANDY L. SECRIST

**IV-D Case #: 213110505**

**SSN: 135-82-2921    Date of Birth: 05/26/80**

This lien results from a support order, entered on JANUARY 28, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010180 .

As of JUNE 25, 2009 , the obligor owes unpaid support in the amount of \$4,801.54 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.**

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat - Deputy Director

Authorized Agent

6/25/09  
Date

Joseph Horvat

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name, e-mail address, phone and fax number

I certify that \_\_\_\_\_ appeared before me and is known to me as the individual who signed the above.

State of \_\_\_\_\_

County of \_\_\_\_\_

)  
) ss.  
)

Notary Public

Debra Welliver

Date

6/25/09

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Debra Welliver, Notary Public  
Town Of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2011

My appointment expires

Oct 26, 2011

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011

Page 2 of 2

Service Type M

Form UF-017 Rev.1

Worker ID 19302

**In the Court of Common Pleas of        COLUMBIA        County, Pennsylvania**  
**DOMESTIC RELATIONS SECTION**  
**NOTICE OF LIEN**

**TO:**

TIMOTHY T CHAMERLAIN  
SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
35 WEST MAIN STREET  
BLOOMSBURG, PA 17815

**FROM:**

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION  
PO BOX 380  
BLOOMSBURG PA 17815

**Phone: (570) 387-8870    Fax: (570) 387-8876**

**Email:**

**Obligor:**

RICHARD G. ZUKOWSKI  
4140 NE 4TH TER  
POMPANO BEACH, FL 33064-4214-40

**Obligee:**

DIANA L. BUCK

**IV-D Case #: 378109516**

**SSN: 135-82-2921    Date of Birth: 05/26/80**

This lien results from a support order, entered on JANUARY 22, 2008 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 009635 .

As of JUNE 25, 2009 , the obligor owes unpaid support in the amount of \$8,138.04 . This judgement may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State where the property is located.

**Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.**



Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat Deputy Director  
Authorized Agent

6/25/09  
Date

Joseph Horvat

Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of \_\_\_\_\_. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name, e-mail address, phone and fax number

I certify that \_\_\_\_\_ appeared before me and is known to me as the individual who signed the above.

State of \_\_\_\_\_

)  
)ss.  
)

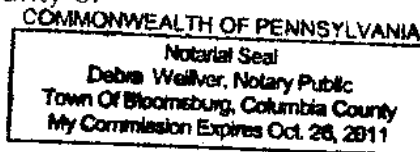
Notary Public

Debra Welliver

County of \_\_\_\_\_

Date

6/25/09



My appointment expires Oct 26, 2011

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB 0970-0153 Expiration Date: 02/28/2011



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

Wednesday, June 24, 2009

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED  
SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7  
VS  
RICHARD G. ZUKOWSKI**

**DOCKET # 126ED2009**

**JD # 811JD2009**

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST 2004-HE7

4708 Mercantile Drive North

Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI

Mortgagor(s) and Record Owner(s)

231 Bendertown Road

Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009 CV 811

*2009-ED-126*

**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: ZUKOWSKI, RICHARD G.

**RICHARD G. ZUKOWSKI**

231 Bendertown Road

Stillwater, PA 17878

Your house at 231 Bendertown Road, Stillwater, PA 17878 is scheduled to be sold at Sheriff's Sale on Sept. 2, 2009 10:00 am ~~at 8:00 AM~~ in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$86,002.57 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7, 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 888-325-3502 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 Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 79700FC.

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

BENTON AREA SCHOOL DIST		2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 002212				TAXPAYER COPY	
FISHING CREEK TWP MAKE CHECKS PAYABLE TO: Shirley M. Good 214 Winding Road Orangeville, PA 17859		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	38287	41.5000	1557.13	1588.91	1747.80
HOURS Thurs. 3:30pm to 7:00pm or by appointment.  PHONE 570-683-5625					1557.13 IF PAID ON OR BEFORE AUG 31	1588.91 IF PAID ON OR BEFORE OCT 31	1747.80 IF PAID AFTER NOV 1

SCHOOL PENALTY AT 10%

M  
A  
I  
L  
  
T  
O

ZUKOWSKI RICHARD G  
231 BENDERTOWN RD  
STILLWATER PA 17878

PROPERTY DESCRIPTION		ACCT.
PARCEL 15 17 00205000		167
231 BENDERTOWN RD	14326.00	TAXES RETURNED TO COURT HOUSE JANUARY 1, 2010
19990-9371	23961.00	
10.25 ACRES		

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/18/2009

SERVICE# 1 - OF - 10 SERVICES  
DOCKET # 126ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
ASSET BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

DEFENDANT

RICHARD G. ZUKOWSKI

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

RICHARD ZUKOWSKI

231 BENDERTOWN ROAD

STILLWATER

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Jason Phillips

RELATIONSHIP

A/C

IDENTIFICATION

DATE 6-25-9

TIME 1455

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA ☒ POB ☐ POE ☐ CCSO ☐

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Curtis

DATE 6-25-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/18/2009

SERVICE# 3 - OF - 10 SERVICES  
DOCKET # 126ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
ASSET BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

DEFENDANT

RICHARD G. ZUKOWSKI

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

SHIRLEY GOOD-TAX COLLECTOR

MORTGAGE FORECLOSURE

214 WINDING ROAD

ORANGEVILLE

SERVED UPON

Shirley

RELATIONSHIP

Tax Collector

IDENTIFICATION

DATE 6-25-9

TIME 1440

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA ☒ POB ☐ POE ☐ CCSO ☐

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Hester

DATE 6-25-9



JUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 06/24/2009

Fee: \$5.00

Cert. NO: 6304

ZUKOWSKI RICHARD G  
231 BENDERTOWN RD  
STILLWATER PA 17878

District: FISHING CREEK TWP  
Deed: 0530 -0571  
Location: 231 BENDERTOWN RD  
Parcel Id:15 -17 -002-05,000

Assessment: 38,287  
Balances as of 06/24/2009

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

NO TAX CLAIM TAXES DUE

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/18/2009

SERVICE# 4 - OF - 10 SERVICES  
DOCKET # 126ED2009

PLAINTIFF US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
ASSET BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

DEFENDANT RICHARD G. ZUKOWSKI  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Marcel Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 6-24-09 TIME 1555 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

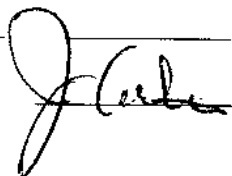
Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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 \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/18/2009

SERVICE# 7 - OF - 10 SERVICES  
DOCKET # 126ED2009

PLAINTIFF

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR  
ASSET BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST 2004-HE7

DEFENDANT  
ATTORNEY FIRM

RICHARD G. ZUKOWSKI  
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEBBIE MILLER

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

DATE 6/24/09 TIME 15:40 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eys \_\_\_\_\_ 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

D/S [Signature] #6

DATE

6/24/09

VERIFICATION OF NON-MILITARY SERVICE

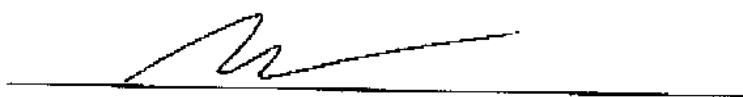
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best 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, RICHARD G. ZUKOWSKI, is about unknown years of age, that Defendant's last known residence is 231 Bendertown Road, Stillwater, PA 17878, 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:

6/24/09



GOLDBECK  
McCAFFERTY &  
McKEEVER

# Fax

To: Sheriff From: Sherri  
Fax: 510-389-5625 Pages: 2  
Phone: \_\_\_\_\_ Date: 08/24/09  
Re: Non-Military Verif CC: \_\_\_\_\_  
☐ Urgent ☐ Please Comment ☐ Please Reply ☐ Please Recycle  
• Comments: \_\_\_\_\_

Enclosed you will find the non-military  
affidavit for:

Richard G. Zakowski.

Thank you,  
Sherri

# REAL ESTATE OUTLINE

ED # 126-09

DATE RECEIVED 6-19-09  
DOCKET AND INDEX 6-30-09

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$1,350.00~~ OR 2000.00 ✓ CK# 385684  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Sept. 2, 09 TIME 1000  
POSTING DATE July 30, 09  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 18  
2<sup>ND</sup> WEEK 19  
3<sup>RD</sup> WEEK 26, 09

# SHERIFF'S SALE

---

Wednesday, September 2nd, 2009 at 10:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 126ED2009 AND CIVIL WRIT NO. 811JD2009 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 FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY address: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

### **TERMS OF SALE**

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

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

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

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

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

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



# SHERIFF'S SALE

---

Wednesday, September 2nd, 2009 at 10:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 126ED2009 AND CIVIL WRIT NO. 811JD2009 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 FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY address: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

### **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, September 2nd, 2009 at 10:00 A.M.

---

BY VIRTUE OF WRIT OF EXECUTION NO. 126ED2009 AND CIVIL WRIT NO. 811JD2009 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 FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY address: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

### **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/>

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

vs.

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

In the Court of Common Pleas of  
Columbia County

No. 2009 CV 811

*2009-ED-126*

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: 231 Bendertown Road Stillwater, PA 17878

See Exhibit "A" attached

AMOUNT DUE	<u>\$86,002.57</u>
Interest From <b>6/16/2009</b> Through Date of Sale	<u>                    </u>
(Costs to be added)	<u>                    </u>

Dated: 6-19-09

Tam B Kline  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P Brewer





ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05



ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF FISHING CREEK, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTER OF STATE ROUTE NO. 1026; SAID SPIKE ALSO BEING THE SOUTHEAST MOST CORNER OF LANDS HEREIN DESCRIBED; THENCE BY THE CENTERLINE OF STATE ROUTE NO. 1026 SOUTH 87 DEGREES 43 MINUTES 50 SECONDS WEST 495.77 FEET TO A POINT; THENCE BY LANDS NOW OR FORMERLY OF LARRY W. AND SHIRLEY J. MEEKER NORTH 19 DEGREES 63 MINUTES 45 SECONDS WEST 354.75 FEET TO AN IRON PIN; THENCE BY THE SAME SOUTH 87 DEGREES 49 MINUTES 18 SECONDS WEST 132.00 FEET TO AN IRON PIN; THENCE BY LANDS NOW OR FORMERLY OF JAMES L. AND MARY M. ASHELMAN AND LANDS NOW OR FORMERLY OF RALPH J. AND MARY O. RAMIREZ NORTH 19 DEGREES 53 MINUTES 15 SECONDS WEST 575.65 FEET TO AN EXISTING IRON PIN; THENCE BY OTHER LANDS NOW OR FORMERLY OF PETER GASPERINT ET. UX. SOUTH 62 DEGREES 20 MINUTES 57 SECONDS EAST 1349.23 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 774; THENCE BY SAID TOWNSHIP ROUTE NO. 774 SOUTH 48 DEGREES 16 MINUTES 13 SECONDS WEST 336.63 FEET TO THE PLACE OF BEGINNING.


BEING THE SAME PROPERTY CONVEYED TO RICHARD G. ZUKOWSKI BY DEED FROM RICHARD G. ZUKOWSKI 1993 TRUST BY FIRST COLUMBIA BANK & TRUST CO. RECORDED 10/13/1999 IN DEED BOOK 1999 PAGE 09371, IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 231 BENDERTOWN ROAD, STILLWATER, PA 17878

PARCEL NO. 15-17-002-05



# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST		COURT NUMBER 2009 CV 811	
DEFENDANT/S/ RICHARD G. ZUKOWSKI		TYPE OF WRIT OR COMPLAINT EXECUTION	
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE RICHARD G. ZUKOWSKI		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 231 Bendertown Road, Stillwater, PA 17878		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>			
SIGNATURE OF ATTORNEY <b>Michael T. McKeever</b>		TELEPHONE NUMBER (215) 627-1322	DATE June 13, 2009
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST	COURT NUMBER 2009 CV 811	
DEFENDANT/S/ RICHARD G. ZUKOWSKI	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
RICHARD G. ZUKOWSKI

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
231 Bendertown Road, Stillwater, PA 17878

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

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY <b><i>Michael T. McKeever</i></b>	TELEPHONE NUMBER (215) 627-1322	DATE June 13, 2009
--	------------------------------------	-----------------------

ADDRESS OF ATTORNEY

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

**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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST 2004-HE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137  
Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009 CV 811

*2009-ED-126*

**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: ZUKOWSKI RICHARD G.  
**RICHARD G. ZUKOWSKI**  
231 Bendertown Road  
Stillwater, PA 17878

Your house at 231 Bendertown Road, Stillwater, PA 17878 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 \$86,002.57 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7, 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 888-325-3502 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 Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 79700FC.

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  
215-627-1322  
Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-IIE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
(Mortgagor(s) and Record Owner(s))  
231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-IIE7, 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:

231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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  
231 Bendertown Road  
Stillwater, PA 17878

(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: June 13, 2009

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

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
(Mortgagor(s) and Record Owner(s))

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7, 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:

231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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  
231 Bendertown Road  
Stillwater, PA 17878

(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: June 13, 2009

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

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST  
2004-IIE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
(Mortgagor(s) and Record Owner(s))  
231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**AFFIDAVIT PURSUANT TO RULE 3129**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE7, 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:

231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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

RICHARD G. ZUKOWSKI  
231 Bendertown Road  
Stillwater, PA 17878

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  
231 Bendertown Road  
Stillwater, PA 17878

(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: June 13, 2009

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

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST 2004-HE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
**Mortgagor(s) and Record Owner(s)**  
231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

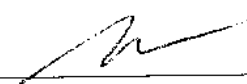
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2009 CV 811

*2009-ED-126*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

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

  
\_\_\_\_\_  
Michael T. McKeever  
Attorney for plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
HE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

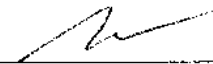
ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

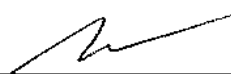
ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
HE7  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff



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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
IIE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff

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

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ASSET BACKED SECURITIES  
CORPORATION HOME EQUITY LOAN TRUST 2004-  
HE7

4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

RICHARD G. ZUKOWSKI  
Mortgagor(s) and Record Owner(s)

231 Bendertown Road  
Stillwater, PA 17878

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

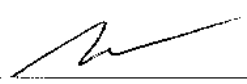
ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV 811

*2009-ED-126*

**WAIVER OF WATCHMAN**

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

  
BY: Michael T. McKeever  
Attorney for Plaintiff

385684

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION**

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

**FIRSTRUST**

800.220.BANK / firstrust.com

3-7380-2360

06/15/2009

**\$\*\*2,000.00**

BY  
J THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

**TWO THOUSAND AND XX / 100**

DOLLARS

*Sheriff's Office*

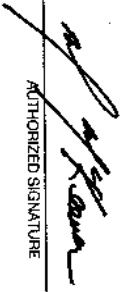
*PO Box 380*

*Bloomsburg PA, 17815*

6.14MORTGAGE DISBURSEMENT ACCOUNT

MEMO **Zukowski**

AUTHORIZED SIGNATURE



⑈385684⑈ ⑆23607380⑆ 70 1100018⑈



Security features. Details on back.