

SHERIFF'S SALE

Distribution Sheet

Deutsche Bank National Trust Co.

vs. Unknown heirs of Mel Geary, deceased

NO. 599-2008 JD

NO. 42-2009 ED

DATE OF SALE: May 27, 2009

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) May 27, 2009 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Michael & Trudy Bennett for the price or sum of \$147,515.53 (One Hundred Forty Seven Thousand Five Hundred Fifteen ^{53/100} ~~Dollars~~ Dollars. Michael & Trudy Bennett being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 140,000.00	
Poundage	2,800.00	
Transfer Taxes	4,465.52	
Total Needed to Purchase		\$ 147,515.53
Amount Paid Down		14,000.00
Balance Needed to Purchase		133,515.53

EXPENSES:

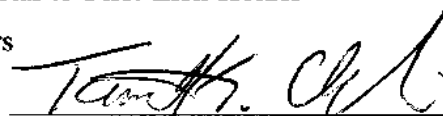
Columbia County Sheriff - Costs	\$ 519.00	
Poundage	2,800.00	
Newspaper		\$ 262.98
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	41.50
	Realty transfer taxes	2,232.76
	State stamps	2,232.76
Tax Collector (Denise Ottaviani)		726.89
Columbia County Tax Assessment Office		3,068.13
State Treasurer		190.00
Other:		150.00
		250.00
		25.00
TOTAL EXPENSES:		\$ 12,584.02

Total Needed to Purchase	\$ 147,515.53	
Less Expenses	12,584.02	
Net to First Lien Holder	134,931.51	
Plus Deposit	2,000.00	
Total to First Lien Holder	\$ 136,931.51	

Sheriff's Office, Bloomsburg, Pa.

So answers

June 9, 2009



Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

DaBite Bank VS Mel Gray
NO. 42-09 ED NO. 599-68 JD

DATE/TIME OF SALE: May 27 1000

BID PRICE (INCLUDES COST) \$ 140,000.00

POUNDAGE - 2% OF BID \$ 2800.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4465.53

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 147515.53

PURCHASER(S): Michael & Trudy Bennett

ADDRESS: 320 West Pine Ave. Blountsboro

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michael Bennett

Trudy Bennett

TOTAL DUE: \$ 147515.53

LESS DEPOSIT: \$ 14000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 133515.53

SHERIFF'S SALE COST SHEET

Deutsche Bank vs. Mc/ Garry
 NO. 42-09 ED NO. 599-08 JD DATE/TIME OF SALE May 27 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>270.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>9.00</u>
NOTARY	\$ <u>25.00</u>
TOTAL ***** \$ <u>544.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>262.98</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>487.98</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>726.89</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>3068.13</u>
TOTAL ***** \$ <u>3795.02</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>
MISC.	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 5068.50

*RECORD OWNER AND
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2009- 012

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN
CERTIFICATE NO. 2009 – 012

Subject to the encumbrance and claims as follows:

TAXES: Account No 18-09-003-08 Collected By Sheriff
59382 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – None

Mechanics and Municipal Claims – None

Mortgages: 1) Mel J. Geary to Argent Mortgage Company, LLC
9/7/2004
Instr. # 200410305 for \$ 202,300.00

Complaint in Mortgage Foreclosure filed on April 4, 2008, to # 599 -CV- 2008
Elizabeth Archer served by handing to husband Fritz Archer on 4-18-08
Reinstated on 6-4-08
Sophia Geary served by Sheriff on 6-25-08
Reinstated on 9/5/2008
8/22/08 Court order authorizing service on unknown heirs by posting and regular and certified mail
Reinstated on 10-3-08
Service on Sophia M. Geary as Executrix of the estate of Mel J. Geary on 12-12-08
Judgment in Mortgage Foreclosure filed 2-20-08
Writ of Execution # 42 ED- 2009 filed 2-20-09 served by regular & certified mail
Property posted 2/27/09 and 3/24/09

PA Dept. of Revenue- InheritanceTax division served with notice of sale by certified mail

Judgments – None

Bankruptcies: None of record in Columbia County

Exceptions: 1) Inheritance tax return has not been filed
2) Restrictions as recorded in RB 704, pg 128
3) Notations on subdivision map recorded in Map Book 7, page 1178
4) Subject to 33 foot wide private right-of-way as noted in deed. Maintenance of driveway to be shared by users.

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2009 – 012

Effective Date: May 27, 2009

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: Mel J. Geary, deceased

Title to the said premises is vested in Mel J. Geary by deed from Mel J. Geary, Trustee of the Mel J. Geary Revocable Living Trust dated 3/3/2000 dated December 13, 2002 and recorded January 7, 2003 as Instrument No. 200300216.

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, bounded and described as follows, to-wit:

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frost Valley Road) and common corner with Lot No. 2; thence along said Lot No. 2, North 08 degrees 41 minutes 10 seconds East, 491.76 feet to a No. 5 rebar (set) line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 249.79 feet to a No. 4 rebar (set) in the centerline of Township Road No. 332 (Brobst Drive); thence along the centerline of said Township Route No. 332, South 02 degrees 00 minutes 43 seconds East, 296.60 feet to a NO. 4 rebar (set); thence along same, South 02 degrees 54 minutes 30 seconds East, 177.99 feet to a P.K. Nail (set) in the centerline intersection of said Township Route No. 332 and the aforesaid State Route No. 4006; thence along the centerline of said State Route No. 4006 the following bearing and distances: North 81 degrees 02 minutes 47 seconds West, 61.51 feet to a P.K. Nail (set); thence North 83 degrees 26 minutes 22 seconds West, 58.58 feet to a P.K. Nail (set); thence North 86 degrees 56 minutes 06 seconds West, 63.92 feet to a P.K. Nail (set); thence North 88 degrees 00 minutes 52 seconds West, 106.62 feet to a P.K. Nail (set); thence North 87 degrees 24 minutes 22 seconds West, 51.36 feet to a Mag Nail (set), the place of beginning. Containing 3.218 acres of land in all.

The above described tract of land is more fully shown as Lot No. 3 on the survey draft recorded in Columbia County Map Book 7, page 1178.

TOGETHER WITH AND SUBJECT TO a private 33 foot right-of-way (formerly Township Route 332, Brobst Drive) along the side of the above described lot. All maintenance of the said right-of-way shall be at the expense of the users and shall be shared equally among such users.

BEING KNOWN AS PARCEL NUMBER: 18-09-003-08

TOGETHER WITH all rights and privilege and UNDER AND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments appurtenances, whatsoever and hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 339 Frosty Valley Road, Danville, PA 17821

29330

**PREMIER REAL ESTATE
SETTLEMENT SERVICES, INC.**

ESCROW ACCOUNT
38 WEST THIRD STREET
BLOOMSBURG, PA 17815



60-593-313

7/2/2009

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ **133,515.53

One Hundred Thirty-Three Thousand Five Hundred Fifteen and 53/100***** DOLLARS

Chris R. Bennett

AUTHORIZED SIGNATURE

Security features. Details on back.



MEMO

Bennett- Frosty Valley Road

⑈029330⑈ ⑆031305936⑆ 2504951801⑈

PREMIER REAL ESTATE SETTLEMENT SERVICES, INC.

29330

Columbia County Sheriff
Income:Costs/bennett

7/2/2009

133,515.53

2009 PRESS

Bennett- Frosty Valley Road

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60-593-313

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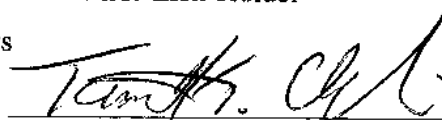
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Sheriff's Office, Bloomsburg, Pa.

So answers

June 9, 2009



Sheriff

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) PAUL H. HARRIS C. Date of Delivery MAR 03 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 Return Receipt

102595-02-M-1540 Return Receipt

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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.

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GOLDBECK McCAFFERTY & McKEEVERA PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

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

June 5, 2009

Fax Number: 570-389-5625
Sheriff of Columbia County
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

Attn: Real Estate Division

RE: Third Party – Settlement Made?

The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased and TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased

339 Frosty Valley Road Danville, PA 17821

Book/Writ/Sale #:

Sale date: May 27, 2009

To the Sheriff:

Please advise if the third party has made settlement with your office as required under your Conditions of Sale.

GOLDBECK McCAFFERTY & McKEEVER

By: Jennifer Bradley

JBradley@goldbecklaw.com

(215) 825-6340 (direct dial)

(215) 825-6380 (fax)

RESPONSE:

_____ Third Party made settlement on _____ (date) and schedule of
distribution should be received by _____ (date).

_____ Third Party has failed to make settlement.

As soon as it becomes available please fax or mail the Schedule of Distribution directly to Jennifer Bradley at 215-825-6380.

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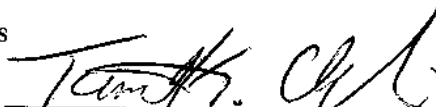
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Sheriff's Office, Bloomsburg, Pa.

So answers

June 9, 2009



Sheriff

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF ARGENT SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES
2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as Heir
of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as Heir of
Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

Defendant(s)

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

No. 2008 CV 599 MF

**STATEMENT OF AMOUNTS OWED BY MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD PARTY**

To the Sheriff of Columbia County, Pa.:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11, ("Plaintiff") does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on May 27, 2009 of property located at 339 Frosty Valley Road Danville PA 17821. Plaintiff is the holder of a mortgage dated August 26, 2004, which is recorded in Mortgage Instrument #2004-10305, Columbia County Records. Plaintiff claims as follows:

Principal Balance	\$195,531.24
Interest to 05/27/2009	\$33,698.53
Attorney's Fee	\$9,776.56
Late Charges	\$1,894.31
Costs of suit and Title Search	\$900.00
Escrow Advances	\$2180.00
	\$243,980.64


Judgment Amount: \$240,295.35

Sale Results: The property was sold to a Third Party for the amount of \$140,000.00.

Date: May 28, 2009

GOLDBECK McCAFFERTY & McKEEVER

By:


Michael T. McKee, Esquire
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
mmckeever@goldbecklaw.com



LOAN DIVISION TREASURER'S CHECK

051474

60-593
313

DATE May 28, 2009

PAY TO THE ORDER OF Columbia County Sheriff

\$ 14,000.00

RE: Sheriff's Sale

\$14,000.00

Michael L. & Trudy K. Bennett

AUTHORIZED SIGNATURE

⑈051474⑈ ⑆031305935⑆ 027⑈265⑈0⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank vs Michael Geary
NO. 42-09 ED NO. 599-08 JD

DATE/TIME OF SALE: May 27 1000

BID PRICE (INCLUDES COST) \$ 143000.00

POUNDAGE - 2% OF BID \$ 2860.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4465.53

MISC. COSTS \$ 255.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 147815.53

PURCHASER(S): Michael & Trudy Bennett

ADDRESS: 320 West Pine Ave. Blain

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): David Van Horn

TOTAL DUE: \$ 147815.53

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

May 27, 2009 I, David Van Horn, hereby assign my bid to Mike and Trudy Bennett.

David Van Horn
David Van Horn

File

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1ST AVENUE BERWICK—04C-002-04 NONE
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3RD ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5TH ST. BLOOMSBURG—05E-03-332 NONE
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3RD STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes



County: 024 PARCEL ID: 18-19-002-00000 TAX YEAR: 2009
ALTERNATE ID: RENEWART on 05/19/2009 08:38 am VERSION: 2
UPDATED: 3 CUR: Y

Owner: GEARY MEL Multi Owners: N
Billroll: PRIM PRIMARY Stub/Receipt:
Date Recd: 01/20/2009
Location: 339 FROSTY VALLEY RD

Owner Occupy: Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	2,618.29	261.84	86.40	75.00	3,041.53
Total:		2,618.29	261.84	86.40	75.00	3,041.53

Last Payment:
Last Notice Date: 04/07/2009 Type: NOT

3,041.53+
21.6+ Int.
5.4 Tax Cert.
003
3,068.53* Total for June.

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Deputy Kelly P. Brewer

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
ARGENT SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11

vs.

The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH
ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased,
SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J.

Geary, Deceased and

TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary,
Deceased

Mortgagor(s)

339 Frosty Valley Road Danville, PA 17821

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT
INTEREST from
COSTS PAID: \$240,295.35

PROTHY \$
SHERIFF \$
STATUTORY \$
COSTS DUE PROTHY \$

Office of Judicial Support
Judg. Fee
Cr.
Sal.

Michael T. McKeever
Attorney for Plaintiff

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

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frost Valley Road) and common corner with Lot No. 2; thence along said Lot No. 2, North 08 degrees 41 minutes 10 seconds East, 491.76 feet to a No. 5 rebar (set) line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 249.79 feet to a No. 4 rebar (set) in the centerline of Township Road No. 332 (Brobst Drive); thence along the centerline of said Township Route No. 332, South 02 degrees 00 minutes 43 seconds East, 296.60 feet to a No. 4 rebar (set); thence along same, South 02 degrees 54 minutes 30 seconds East, 177.99 feet to a P.K. Nail (set) in the centerline intersection of said Township Route No. 332 and the aforesaid State Route No. 4006; thence along the centerline of said State Route No. 4006 the following bearing and distances: North 81 degrees 02 minutes 47 seconds West, 61.51 feet to a P.K. Nail (set); thence North 83 degrees 26 minutes 22 seconds West, 58.58 feet to a P.K. Nail (set); thence North 86 degrees 56 minutes 06 seconds West, 63.92 feet to a P.K. Nail (set); thence North 88 degrees 00 minutes 52 seconds West, 106.62 feet to a P.K. Nail (set); thence North 87 degrees 24 minutes 22 seconds West, 51.36 feet to a Mag Nail (set), the place of beginning.

BEING KNOWN AS PARCEL NUMBER: 18-09-003-08

TOGETHER WITH all rights and privilege and UNDER AND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments appurtenances, whatsoever and hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 339 Frosty Valley Road, Danville, PA 17821

GOLDBECK McCAFFERTY & McKEEVER

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as Heir
of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased
Mortgagor(s) and Record Owner(s)

339 Frosty Valley Road
Danville, PA 17821

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2008 CV 599 MF

2009-ED-42

**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: ARCHER, ELIZABETH, Soley in Her Capacity as Heir of Mel J. Geary, Deceased
ELIZABETH ARCHER, Soley in Her Capacity as Heir of Mel J. Geary
339 Frosty Valley Road
Danville, PA 17821

Your house at 339 Frosty Valley Road, Danville, PA 17821 is scheduled to be sold at Sheriff's
Sale on April 29, 2009 10:00 at ~~10:00~~ AM, in Sheriff's Office, Courthouse, Bloomsburg,
PA to enforce the court judgment of \$240,295.35 obtained by DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT

SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11 against you.

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

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

1. The sale will be cancelled if you pay to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

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

PENNSYLVANIA BAR ASSOCIATION

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 63149FC.

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 8, 15, 22, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 22nd day of April, 2009.

.....
My commission expires July 3, 2011
Notarial Seal
Dennis P. Ashenfelter, Notary Public
Scott Twp., Columbia County
Member, Pennsylvania Association of Notaries

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

4/2

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

April 17, 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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11

vs.

The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH ARCHER, Solely in Her Capacity
as Heir of Mel J. Geary, Deceased, SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
and TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased
Term No. 2008 CV 599 MF

Property address:

339 Frosty Valley Road
Danville, PA 17821

Sheriff's Sale Date: April 29, 2009

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 29, 2009 to May 27, 2009.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/tp

cc: Angela Bonfiglio
AMERICAN HOME MORTGAGE SERVICES, INC.

GOLDBECK McCAFFERTY & McKEEVER

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

April 10, 2009

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

RE: No. 2008 CV 599 MF
The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH ARCHER,
Solely in Her Capacity as Heir of Mel J. Geary, Deceased, SOPHIA M.
GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased and
TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased

Real Estate Division:

The above case may be sold on April 29, 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

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

63149FC
CF: 04/04/2008
SD: 04/29/2009
\$240,295.35

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased
**Mortgagor(s) and
Record Owner(s)**

339 Frosty Valley Road
Danville, PA 17821

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 599 MF

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

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

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

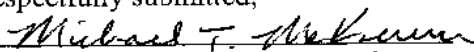
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,


BY: Michael T. McKeever, Esquire
Attorney for Plaintiff

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

Check type of mail or service:

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

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

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

Postmark and
 Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sende If COD
1.	The Unknown Heirs of Mel J. Geary, Deceased 339 Frosty Valley Road Danville, PA 17821	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM PO Box 8486, Willow Oak Building Harrisburg, PA 17105-8486					
2.	GEARY, TONY 339 Frosty Valley Road Danville, PA 17821	TENANTS/OCCUPANTS 339 Frosty Valley Road Danville, PA 17821					
3.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128					
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222					
5.		DENNEHY, MICHAEL P. P.O. Box 79 Danville, PA 17821					
6.		The Unknown Heirs of Mel J. Geary, Deceased W268S9130 KARLSTAD DRIVE MUKWONAGO, WI 53149-9686					
7.							
8.							

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

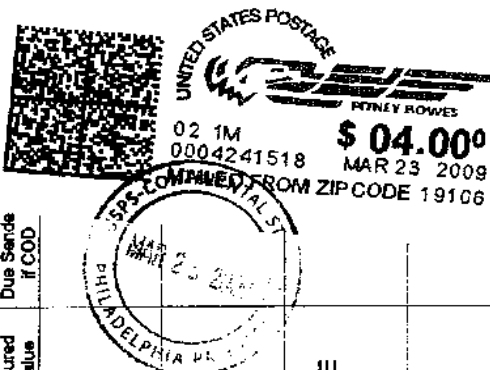
PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

63149FC Columbia County

Sale Date: 04/29/2009

The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased & TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased



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

Check type of mail or service;

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

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

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

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

**TONY GEARY
W288S9130 KARLSTAD DRIVE
MUKWONAGO, WI 53149-9686**

Actual Value
if Registered

Handling
Charge

Fee

Postage

Actual Value
if Registered

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DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as Heir
of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

Term
No. 2008 CV 599 MF

ORDER

AND NOW, this 21 day of Aug 2008, upon consideration of the Plaintiffs
Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that Plaintiff's good
faith efforts to ascertain the present whereabouts of Defendants, TONY GEARY, Solely in His Capacity
as Heir of Mel J. Geary, Deceased and The Unknown Heirs of Mel J. Geary, Deceased has been
unsuccessful, it is, ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in
Mortgage Foreclosure upon The Unknown Heirs of Mel J. Geary, Deceased and TONY GEARY, Solely
in His Capacity as Heir of Mel J. Geary, Deceased by publication as provided in Pa.R.C.P. 430(b)(2) and by
posting a copy of the Complaint upon the premises 339 Frosty Valley Road, Danville, PA, 17821, and by
certified and regular mail to The Unknown Heirs of Mel J. Geary, Deceased's last known address at 339
Frosty Valley Road, Danville, PA, 17821 and TONY GEARY, Solely in His Capacity as Heir of Mel J.
Geary, Deceased's last known address at, W268s9130 Karlstad Drive, Mukwonago, WI 53149. For
Defendant, Unknown Heirs of Mel J. Geary, Deceased, Plaintiff shall publish the complaint pursuant to
Pa. R.C.P. No. 430(b)(2) and that all further service of legal papers, including but not limited to motions,
petitions and rules be made upon Defendants by sending copies of same to Defendants' last known
addresses by certified and regular mail and by posting the premises.

BY THE COURT:

(J. Scott W. Davis)

Form 3877
Domestic USPS Firm Mailing Book

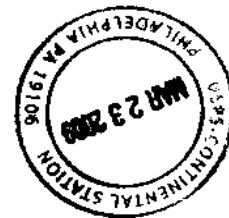
Name and Address of Sender:
JOSEPH A GOLDBECK JR
MELLON INDEPENDENCE CENT
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

Permit Number

Sequence Number
1630A

Ascent - MAC v7.50.7.51.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
SN1041DB4-07	71114342363000550100	BERRY, DAVID M. 245 East Avenue Mount Carmel, PA 17851	C ERR	2.70 1.00	0.42			4.12
63149MG4-29	71114342363000550117	The Unknown Heirs of Mel J. Gea W268S9130 KARLSTAD DRIVE MUKWONAGO, WI 53149-9686	C ERR	2.70 1.00	0.42			4.12
63149MG4-29.0171114342363000550124	71114342363000550124	The Unknown Heirs of Mel J. Gea 339 Frosty Valley Road Danville, PA 17821	C ERR	2.70 1.00	0.42			4.12
63149TG4-29	71114342363000550131	GEARY, TONY 339 Frosty Valley Road Danville, PA 17821	C ERR	2.70 1.00	0.42			4.12
71547JM4-29	71114342363000550148	MOYER, JULIE 348 Lick Road Run Road Bloomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
71547JM4-29.0171114342363000550155	71114342363000550155	MOYER, JUSTIN B. 348 Lick Run Road Blpomsburg, PA 17815	C ERR	2.70 1.00	0.42			4.12
68745HB5-08	71114342363000550162	BENTON, HARRY L. 1077 Deichland Road Claysburg, PA 16625	C ERR	2.70 1.00	0.42			4.12
68745HB5-08.0171114342363000550179	71114342363000550179	BENTON, HARRY L. P.O. Box 360 Claysburg, PA 16625	C ERR	2.70 1.00	0.42			4.12
Page Totals:	8			29.60	3.36			32.96
Cumulative Totals:	8			29.60	3.36			32.96



Form 3877
Domestic USPS Firm Mailing Book

Name and Address of Sender:

JOSEPH A GOLDBECK JR
MELLON INDEPENDENCE CENT
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

Permit Number

Sequence Number
1755A

Ascent - MAC v7.50.7.51.J

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
63149TG4-29	71114342363000568365	TONY GEARY W268S9130 KARLSTAD DRIVE MUKWONAGO, WI 53149-9686	C ERR	2.70 1.00	0.42			4.12

Page Totals:	1			3.70	0.42			4.12
Cumulative Totals:	1			3.70	0.42			4.12

USPS CERTIFICATION

Total Number of Pieces Received: 1

P. Sauer

Round Stamp: APR 8 2009

Signature of Receiving Employee

Form 3877 (Facsimile) Date of Manifest: 04/08/2009

Page 1

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 369-5623

PHONE
(570) 379-5622

24 HOUR PHONE
(570) 794-4308

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-
W11

Docket # 42ED2009

VS

MORTGAGE FORECLOSURE

THE UNKNOWN HEIRS OF MEL J. GEARY,
DECEASED
ELIZABETH ARCHER, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
SOPHIA M. GEARY, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY
AS HEIR OF MEL J. GEARY

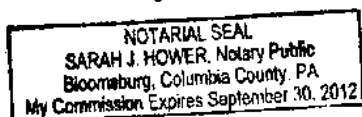
AFFIDAVIT OF SERVICE

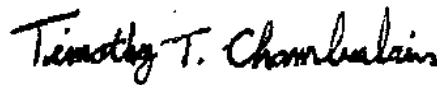
NOW, THIS FRIDAY, FEBRUARY 27, 2009, AT 1:40 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON TONY GEARY, HEIR OF MEL GEARY AT 339 FROSTY VALLEY
ROAD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 02, 2009

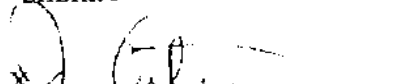

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (717) 389-5625

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6306

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-
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VS

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CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY
AS HEIR OF MEL J. GEARY

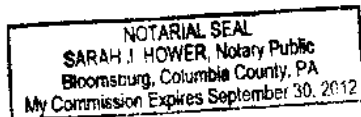
AFFIDAVIT OF SERVICE

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FORECLOSURE UPON UNKNOWN HEIRS OF MEL GEARY AT 339 FROSTY VALLEY
ROAD, DANVILLE BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 02, 2009

Sarah J. Hower
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X *Colt*
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

AFFIDAVIT OF SERVICE

DEUTSCHE BANK NATIONAL TRUST COMPANY

TONY GEARY et al.

(PLAINTIFF)

VS.

(DEFENDANT)

CASE and/or DOCKET: 2008 CV 599 MF

I, Douglas Priest, declare that I am a Pennsylvania State Constable and/or a Process Server, in and for the County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: SOPHIA M. GEARY

ADDRESS: 111 MILLER AVE. APT 7 BLOOMSBURG PA 17815

ON: 3/3/09 AT: 5:05 pm

Description: approx. age 25 height 5'7" weight 140 race B sex F hair blk

With documents: NOTICE OF SHERIFFS SALE OF REAL PROPERTY

Manner of Service

By handing to:

☒ DEFENDANT WAS PERSONALLY SERVED.

☐ ADULT WITH WHOM THE SAID DEFENDANT RESIDES.

Name _____ Relationship _____

☐ ADULT IN CHARGE OF DEFENDANTS RESIDENCE.

Name _____ Relationship _____

☐ POSTED PROPERTY

☐ AGENT OR PERSON IN CHARGE OF PLACE OF BUSINESS.

Name _____ Title _____

☐ MILITARY STATUS: NO / YES BRANCH _____

COMMENTS:

DEFENDANT WAS NOT SERVED BECAUSE:

☐ MOVED ☐ UNKNOWN ☐ NO ANSWER ☐ VACANT ☐ OTHER: _____

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES / TIMES:

1. _____ 2. _____ 3. _____

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 3 DAY OF

March, 2009

NOTARY

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

TERESA A. MARZOLA, Notary Public

Washington Twp., Berks County

My Commission Expires December 5, 2009

Douglas Priest
CONSTABLE / PROCESS SERVER

63149FC

P.O. BOX 1180-93 EAST MAIN ST. BAYSHIRE NY 11705 631.666.6168

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

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

Court Case No.: 2008 CV 599 MF
Sheriff's Sale Date: _____

IN THE COMMON PLEAS COURT OF COLUMBIA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-W11; et seq.

Plaintiff,

Against

THE UNKNOWN HEIRS OF MEL J. GEARY, DECEASED ; et al.

Defendants,

AFFIDAVIT
OF SERVICE

Ken Eberle
NJ

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

That on 3/14/09 at 6:45 AM at 58 Rutgers Street Maplewood, NJ 07040 deponent served the within NOTICE OF SALE bearing court case number 2008 CV 599 MF on ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased; et al.

INDIVIDUAL

☐

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

SUBSTITUTE

☒

By delivering thereof a copy of each to Fritz Archer / Sarge a person of suitable age and discretion. That person was also asked by deponent whether said premises was the defendant's dwelling home and the reply was affirmative.

CORPORATE

☐

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

DESCRIPTION

Deponent describes the individual served to the best of deponent's ability at the time and circumstances of service as follow:

Sex	Skin Color	Hair Color	Age (Aprox)	Height (Aprox)	Weight (Aprox)
M	Black	Black	45	6'	185

NON-SERVICE

☐

The defendant, ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, does not reside at this address as per _____

Attempt 1 _____

Attempt 2 _____

Attempt 3 _____

MILITARY SERVICE

☒

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

SWORN TO BEFORE ME ON

Server Signature

Ken Eberle

3/4/09
Date

Notary Signature

Commission Expiration

LICENSE #

FILE # 63149FC

CASE ID # 1498723

KATRINA L. DADDATO

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires June 1, 2010

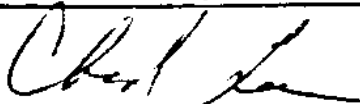


Date Produced: 03/30/2009

GOLDBECK MCCAFFERTY & MCKEEVER

The following is the delivery information for Certified Mail™ item number 7111 4342 3630 0055 0117. Our records indicate that this item was delivered on 03/26/2009 at 10:58 a.m. in MUKWONAGO, WI, 53149. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
ure	
id	

Address of Recipient:

ry ss	9130 KARLSTAD
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4340453 16625576

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as Heir
of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased
Mortgagor(s) and Record Owner(s)

339 Frosty Valley Road
Danville, PA 17821

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 599 MF

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-W11, 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:

339 Frosty Valley Road
Danville, PA 17821

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

The Unknown Heirs of Mel J. Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
58 Rutgers Street
Maplewood, NJ 07040

SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
111 Miller Avenue Apt #7
Bloomsburg, PA 17815

TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

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

The Unknown Heirs of Mel J. Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
58 Rutgers Street
Maplewood, NJ 07040

SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
111 Miller Avenue Apt #7
Bloomsburg, PA 17815

TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

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.

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

TENANTS/OCCUPANTS
339 Frosty Valley Road
Danville, PA 17821

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

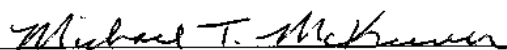
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
INHERITANCE TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

DENNEHY, MICHAEL P.
P.O Box 79
Danville, PA 17821

(attach separate sheet if more space is needed)

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

DATED: April 10, 2009



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6300

SHERIFF'S RETURN OF NO SERVICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, **42ED2009**
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF ARGENT SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES
2004-W11

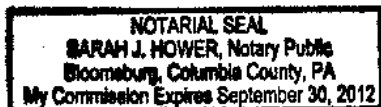
VS.

THE UNKNOWN HEIRS OF MEL J. GEARY,
DECEASED
ELIZABETH ARCHER, SOLELY IN HER CAPACITY
AS HEIR OF MEL J. GEARY, DECEASED
SOPHIA M. GEARY, SOLELY IN HER CAPACITY AS
HEIR OF MEL J. GEARY, DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY AS HEIR
OF MEL J. GEARY

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 4/3/2009 FOR THE FOLLOWING REASONS:
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME
THIS Friday, April 03, 2009

NOTARY PUBLIC



SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

J. ALLISON
DEPUTY SHERIFF

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

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

SHERIFF'S RETURN OF NO SERVICE


DEUTSCHE BANK NATIONAL TRUST COMPANY, **42ED2009**
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF ARGENT SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES
2004-W11

VS.

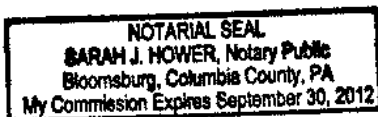
THE UNKNOWN HEIRS OF MEL J. GEARY,
DECEASED
ELIZABETH ARCHER, SOLELY IN HER CAPACITY
AS HEIR OF MEL J. GEARY, DECEASED
SOPHIA M. GEARY, SOLELY IN HER CAPACITY AS
HEIR OF MEL J. GEARY, DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY AS HEIR
OF MEL J. GEARY

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
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THIS Friday, April 03, 2009



NOTARY PUBLIC



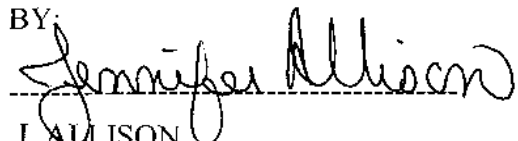
GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

SO ANSWERS :



TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:



J. ALLISON
DEPUTY SHERIFF

3-4-09: faxed address
form to Post Office to
check on if valid address

✓ w/ mail centers

on main
- after letter
④ Miller

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/20/2009

SERVICE# 3 - OF - 19 SERVICES
DOCKET # 42ED2009

Building #
Pamela Spm
315-591-3450

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
ARGENT SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11

12th Fl #
5K-854-7315

DEFENDANT

THE UNKNOWN HEIRS OF MEL J. GEARY, DECEASED
ELIZABETH ARCHER, SOLELY IN HER CAPACITY AS
HEIR OF MEL J. GEARY, DECEASED
SOPHIA M. GEARY, SOLELY IN HER CAPACITY AS HEIR
OF MEL J. GEARY, DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY AS HEIR OF
MEL J. GEARY

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
SOPHIA GEARY, HEIR OF MEL GEARY
111 MILLER AVE. APT 7 - Apt. 13
BLOOMSBURG (Second floor)

PAPERS TO SERVED
MORTGAGE FORECLOSURE
50 E 1st Ave.

SERVED UPON

RELATIONSHIP IDENTIFICATION

DATE TIME 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

moved

F. OTHER (SPECIFY) 50 East 1st Ave Apt 13
Bloombsburg, PA

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

3-3-09

1450

4

- did not find building w/
111 Miller Ave

3-4-09

1100

4

- double check +

3-4-09

1516

4+5

- Apts on 1st street could not find

3-10-09

1500

4

L.C. @ Apt 13 L.C. on Apt. 6

college student -
5m of avg. bloombsburg

1-3-09
unable to serve
J. Allison

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased
339 Frosty Valley Road
Danville, PA 17821

2009-ED-42

Deputy Kelly P Brewer

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
ARGENT SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11

vs.

The Unknown Heirs of Mcl J. Geary, Deceased, ELIZABETH
ARCHER, Solely in Her Capacity as Heir of Mcl J. Geary, Deceased,
SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mcl J.
Geary, Deceased and
TONY GEARY, Solely in His Capacity as Heir of Mcl J. Geary,
Deceased

Mortagor(s)
339 Frosty Valley Road Danville, PA 17821

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$240,295.35
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever
Attorney for Plaintiff

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

BEGINNING at a Mag Nail (set) in the centerline of State Route No. 4006 (Frost Valley Road) and common corner with Lot No. 2; thence along said Lot No. 2, North 08 degrees 41 minutes 10 seconds East, 491.76 feet to a No. 5 rebar (set) line of Lot No. 4; thence along said Lot No. 4, South 81 degrees 18 minutes 50 seconds East, 249.79 feet to a No. 4 rebar (set) in the centerline of Township Road No. 332 (Brobst Drive); thence along the centerline of said Township Route No. 332, South 02 degrees 00 minutes 43 seconds East, 296.60 feet to a No. 4 rebar (set); thence along same, South 02 degrees 54 minutes 30 seconds East, 177.99 feet to a P.K. Nail (set) in the centerline intersection of said Township Route No. 332 and the aforesaid State Route No. 4006; thence along the centerline of said State Route No. 4006 the following bearing and distances: North 81 degrees 02 minutes 47 seconds West, 61.51 feet to a P.K. Nail (set); thence North 83 degrees 26 minutes 22 seconds West, 58.58 feet to a P.K. Nail (set); thence North 86 degrees 56 minutes 06 seconds West, 63.92 feet to a P.K. Nail (set); thence North 88 degrees 00 minutes 52 seconds West, 106.62 feet to a P.K. Nail (set); thence North 87 degrees 24 minutes 22 seconds West, 51.36 feet to a Mag Nail (set), the place of beginning.

BEING KNOWN AS PARCEL NUMBER: 18-09-003-08

TOGETHER WITH all rights and privilege and UNDER AND SUBJECT to the covenants, easements, restrictions, reservations and conditions of record.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments appurtenances, whatsoever and hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 339 Frosty Valley Road, Danville, PA 17821

GOLDBECK McCAFFERTY & McKEEVER

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-W11
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

The Unknown Heirs of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely in Her Capacity as
Heir of Mel J. Geary, Deceased
SOPHIA M. GEARY, Solely in Her Capacity as Heir
of Mel J. Geary, Deceased
TONY GEARY, Solely in His Capacity as Heir of
Mel J. Geary, Deceased
Mortgagor(s) and Record Owner(s)

339 Frosty Valley Road
Danville, PA 17821

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2008 CV 599 MF

2009-ED-42

**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: GFARY, SOPHIA M.

Sophia M. Geary, Executrix of the Estate of Mel J. Geary, Deceased

404 Hillside Village
Catawissa, PA 17820

Your house at 339 Frosty Valley Road, Danville, PA 17821 is scheduled to be sold at Sheriff's Sale on April 29, 2009 10:00, at ~~9:00~~ AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,295.35 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT

SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11 against you.

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

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

1. The sale will be cancelled if you pay to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 63149FC.

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

DEUTSCHE BANK NAT. TRUST CO

VS.

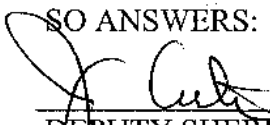
UNKNOWN HEIRS OF MEL GEARY


WRIT OF EXECUTION #42 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF UNKNOWN HEIRS OF MEL GEARY AT 339 FROSTY VALLEY RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

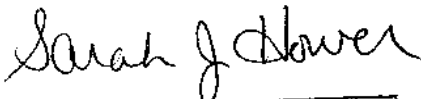
SO ANSWERS:

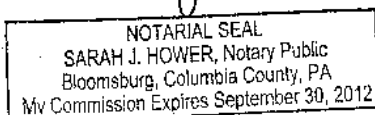

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-
W11

Docket # 42ED2009

VS

MORTGAGE FORECLOSURE

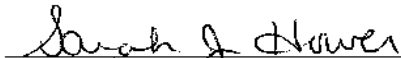
THE UNKNOWN HEIRS OF MEL J. GEARY,
DECEASED
ELIZABETH ARCHER, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
SOPHIA M. GEARY, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY
AS HEIR OF MEL J. GEARY

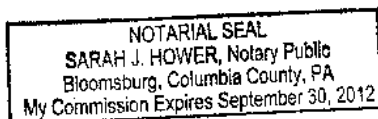
AFFIDAVIT OF SERVICE

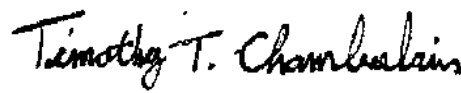
NOW, THIS FRIDAY, FEBRUARY 27, 2009, AT 1:40 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON UNKNOWN HEIRS OF MEL GEARY AT 339 FROSTY VALLEY
ROAD, DANVILLE BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

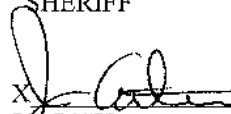
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 02, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

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(570) 389-5622

24 HOUR PHONE
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR
THE REGISTERED HOLDERS OF ARGENT
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-
W11

Docket # 42ED2009

VS

MORTGAGE FORECLOSURE


THE UNKNOWN HEIRS OF MEL J. GEARY,
DECEASED
ELIZABETH ARCHER, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
SOPHIA M. GEARY, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY,
DECEASED
TONY GEARY, SOLELY IN HIS CAPACITY
AS HEIR OF MEL J. GEARY

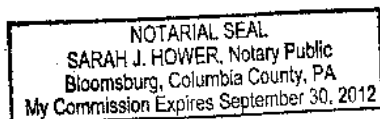
AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, FEBRUARY 27, 2009, AT 1:40 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON TONY GEARY, HEIR OF MEL GEARY AT 339 FROSTY VALLEY
ROAD, BLOOMSBURG BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT.

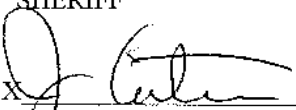
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 02, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

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