

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

Thursday, February 26, 2009

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**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**

DOCKET # 42ED2009

JD # 599JD2008

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.

*See Attached
copy of
TAX DUE*

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Tax Notice 2009 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL TUE & THUR 1PM TO 6PM
JUNE 23, 25, 30 - 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2009

BILL NO.
19501

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	59,382	6.146	357.66	364.96	401.46
SINKING		1.345	78.27	79.87	87.86
FIRE		1	58.19	59.38	65.32
TWP RE		3.75	218.23	222.68	244.95

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CNTY TWP

Discount 2 % 2 %

Penalty 10 % 10 %

PARCEL: 18-09-003-08,000

339 FROSTY VALLEY RD

3.22 Acres

Land

Buildings

Total Assessment

GEARY MEL - *Estate*
111 MILLER AVE APT 7
BLOOMSBURG PA 17815 1471

This tax returned
to courthouse on:
January 1, 2010

712.35

April 30

If paid on or before

726.89

June 30

If paid on or before

799.59

June 30

If paid after

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Tax Due

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 19 SERVICES
DOCKET # 42ED2009

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

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
UNKNOWN HEIRS OF MEL GEARY
339 FROSTY VALLEY ROAD
DANVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

Post

SERVED UPON *Resma*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-27-9 TIME 13:10 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

J. Act

2-27-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 19 SERVICES
DOCKET # 42ED2009

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

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

TONY GEARY, HEIR OF MEL GEARY
339 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Person

Post

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-27-9 TIME 1340 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

Juster

2-27-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 7 - OF - 19 SERVICES
DOCKET # 42ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF
ARGENT SECURITIES INC., ASSET-BACKED PASS-
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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	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
339 FROSTY VALLEY ROAD	
DANVILLE	

SERVED UPON Posted House Empty

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-27-9 TIME 1340 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Jank

2-27-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 12 - OF - 19 SERVICES
 DOCKET # 42ED2009

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

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	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	MORTGAGE FORECLOSURE
116 FROSTY VALLEY ROAD	
BLOOMSBURG	

SERVED UPON DENISE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-27-9 TIME 1330 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

Date 2-27-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/20/2009

SERVICE# 13 - OF - 19 SERVICES
DOCKET # 42ED2009

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

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	PAPERS TO SERVED
DOMESTIC RELATIONS	MORTGAGE FORECLOSURE
15 PERRY AVE.	
BLOOMSBURG	

SERVED UPON MAURSEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-27-9 TIME 425 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

John

2-27-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/20/2009

SERVICE# 16 - OF - 19 SERVICES
DOCKET # 42ED2009

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

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	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON DEB M. HIR

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-27-9 TIME 1300 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

John 2-27-9

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 27-FEB-09

FEE: \$5.00

CERT. NO: 5823

GEARY MEL
111 MILLER AVE APT 7
BLOOMSBURG PA 17815 1471

DISTRICT: HEMLOCK TWP
DEED: 20030-0216
LOCATION: LOT 3
PARCEL: 18 -09 -003-08,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,916.73	64.80		60.00	3,041.53
TOTAL DUE :						\$3,041.53

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAXED
DATE RECEIVED 2/20/2009

SERVICE# 11 - OF - 19 SERVICES
DOCKET # 42ED2009

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

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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	PAPERS TO SERVED
HEMLOCK SEWER--C/O GAREY	MORTGAGE FORECLOSURE
BITTENBENDER	
BLOOMSBURG	

SERVED UPON faxed

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-26 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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____

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

Thursday, February 26, 2009

**HEMLOCK SEWER—C/O GAREY BITTENBENDER
BLOOMSBURG, PA 17821-**

**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**

DOCKET # 42ED2009

JD # 599JD2008

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

REAL ESTATE OUTLINE

ED # 42-09

DATE RECEIVED 2-20-01
DOCKET AND INDEX 2-20-01

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>371489</u>

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

SALE DATE	<u>Apr 21, 01</u>	TIME	<u>1:00</u>
POSTING DATE	<u>Mar 20, 01</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Apr 8</u>	
	2 ND WEEK	<u>15</u>	
	3 RD WEEK	<u>22, 01</u>	

SHERIFF'S SALE

Wednesday, April 29th, 2009 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 42ED2009 AND CIVIL WRIT NO. 599JD2008 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:

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

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, April 29th, 2009 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 42ED2009 AND CIVIL WRIT NO. 599JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEING 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

TERMS OF SALE

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

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

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Wednesday, April 29th, 2009 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 42ED2009 AND CIVIL WRIT NO. 599JD2008 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:

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

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

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

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
339 Frosty Valley Road
Danville, PA 17821

In the Court of Common Pleas of
Columbia County

No. 2008 CV 599 MF

2009-ED-42

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: 339 Frosty Valley Road Danville, PA 17821

See Exhibit "A" attached

AMOUNT DUE	\$240,295.35
Interest From 02/20/2009	
Through Date of Sale	
(Costs to be added)	

Dated: 3-20-09

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

Deputy Kelly P. Brewer

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000 MELLON INDEPENDENCE CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106

WWW.GOLDBECKLAW.COM

(215) 627-1322

FAX (215) 627-7734

February 19, 2009

Docket #2008 CV 599 MF

ATTENTION: Columbia COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

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 will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT

GOLDBECK McCAFFERTY & McKEEVER

Main - (215) 627-1322

Fax - (215) 627-7734

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 Plaintiff's
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:

Scott W. Davis

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3615

PHONE
(570) 389-5612

24 HOUR PHONE
(570) 784-6380

DEUTSCHE BANK NATIONAL TRUST CO

Docket # 599cv2008

VS

SOPHIA M. GEARY

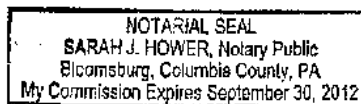
SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 12, 2008, AT 11:35 AM, SERVED THE WITHIN UPON
SOPHIA M. GEARY AT 111 MILLER AVE. APT#7, BLOOMSBURG BY HANDING TO
SOPHIA, PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 15, 2008


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
S. MAYERNICK
DEPUTY SHERIFF

63149

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-6623

PHONE
(570) 389-6622

24 HOUR PHONE
(570) 794-6300

DEUTSCHE BANK NATIONAL TRUST CO

Docket # 599cv2008

VS

POSTING

THE UNKNOWN HEIRS OF MEL GEARY
DECEASED

SHERIFF'S COST PAID

ELIZABETH ARCHER

SOPHIA GEARY

TONY GEARY

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 09, 2008, AT 4:00 PM, SERVED THE WITHIN POSTING
UPON TONY GEARY AT 339 FROSTY VALLEY ROAD, DANVILLE BY POSTING TO THE
FRONT DOOR, 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 WEDNESDAY, SEPTEMBER 10, 2008

James B. Kline

Barbara A. Kline

NOTARY PUBLIC

Proth & Clark of New Castle

My Com. Ex. 1st Monday in 2012

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. ARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
111 S. INDEPENDENCE MALL EAST
Suite 500
PHILADELPHIA, PA 19106

PROTESTANT
SEP 11 10 33
CLERK OF COURT'S OFFICE
COURT OF COMMONS, PA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 100
BLOOMSBURG, PA 17815
FAX (717) 389-1623

PHONE
(717) 389-1622

24 HOUR PHONE
(717) 744-6300

DEUTSCHE BANK NATIONAL TRUST CO

Docket # 599ev2008

VS

POSTING

THE UNKNOWN HEIRS OF MEL GEARY
DECEASED
ELIZABETH ARCHER
SOPHIA GEARY
TONY GEARY

SHERIFF'S COST PAID

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 09, 2008, AT 4:00 PM, SERVED THE WITHIN POSTING
UPON THE UNKNOWN HEIRS AT 339 FROSTY VALLEY ROAD, DANVILLE BY POSTING THE
FRONT DOOR, 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 WEDNESDAY, SEPTEMBER 10, 2008

Barbara A. Melnyk
NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. ARTER
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
111 S. INDEPENDENCE MALL EAST
Suite 500
PHILADELPHIA, PA 19106

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2008 SEP 17 P 3:38

NOTARY

PROVEST, LLC
P.O. Box 1180
Bay Shore, New York 11706
(631) 666-6168

ATTORNEY'S
COPY

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA
CIVIL ACTION- LAW

COURT CASE NO.: 2008 CV 599 MF

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

Against

Plaintiff,

AFFIDAVIT
OF SERVICE

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, ET AL.

Defendants,

STATE OF NEW JERSEY COUNTY OF ESSEX

I, Ken Eberle

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 NJ.

That on 4/18/08 at 6:08am at 58 RUTGERS STREET, MAPLEWOOD, NJ 07040 deponent served the
within COMPLAINT bearing court case number 2008 CV 599 MF on **BETH ARCHER, SOLELY IN HER
CAPACITY AS HEIR OF MEL J. GEARY, DECEASED**, defendant therein named,

INDIVIDUAL



by delivering thereat 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.

SUITABLE AGE
PERSON



By delivering thereat a copy of each to Fritz Archer, 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.

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 (Aprx)	Height (Aprx)	Weight (Aprx)
M	Black	Black	36	5'10	180

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 NJ 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 NJ or of the United States as that term is defined in either the State or
Federal statutes.

SWORN TO BEFORE ME ON April 18, 2008

KATRINA L. DADDATO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 1, 2010

Ken Eberle
LICENSE #
FILE # 63149FC
CASE ID # 943794

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

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

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

Defendant(s)

IN THE COURT OF COMMON
PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2008 CV 599 MF

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

2008 SEP 16 P 12:17

PROTODIARY

CERTIFICATE OF SERVICE

Sept 12, 2008

MICHAEL T. MCKEEVER ESQUIRE hereby certifies that on

he did serve upon Defendant(s) The Unknown Heirs of Mel J. Geary, Deceased and TONY GEARY, Solely in His Capacity as
Heir of Mel J. Geary, Deceased a true and correct copy of the above-captioned Complaint by certified and regular mail in
accordance with the Court Order dated August 21, 2008. The undersigned understands that the statements herein and subject to
the penalties provided by 18 P.S. Section 4904,

Respectfully submitted,



GOLDBECK McCAFFERTY & McKEEVER

BY: MICHAEL T. MCKEEVER ESQUIRE

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
715A

Ascent - MAC v7.50.7.50.J

Piece ID	Article #	Delivery Address	SS	Fee	Postage	Value	Sender	Charges
		Addressee Name	Type			Insur./Register	Due	Total
63149PCO-MG	71114342363000412095	The Unknown Boars of Mel J. Gea 339 Frosty Valley Road Danville, PA 17021	C RRE	2.70 1.00	0.76			4.46
63149PCO-TG	71114342363000412101	GEARY, TONY 339 Frosty Valley Road Danville, PA 17021	C RRE	2.70 1.00	0.76			4.46
63149PCO-TG	71114342363000412113	GEARY, TONY W268s9130 Karlstad Drive Mukwonago, WI 53149	C RRE	2.70 1.00	0.76			4.46
65016PCO-DF	71114342363000412125	PIKE, DOUGLAS 4731 National Pike Markleysburg, PA 15459	C RRE	2.70 1.00	0.76			4.46
65016PCO-LF	71114342363000412132	PIKE, LAURA 4731 National Pike Markleysburg, PA 15459	C RRE	2.70 1.00	0.76			4.46
65595NB-AW	71114342363000412149	ROSA, ANGEL J. 830 Northwest 68th Way Follywood, FL 33024	C RRE	2.70 1.00	0.76			4.46

Page Totals:	0	22.20	4.56	26.76
Cumulative Totals:	30	111.00	22.80	133.80

USPS CERTIFICATION

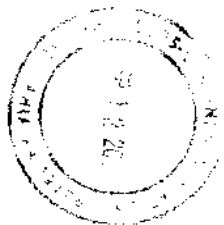
Total Number of Pieces Received: _____

Round Stamp: _____

Signature of Receiving Employee _____

Form 3877 (Facsimile) Date of Manifest: 09/12/2008

Page 4



2

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

Check type of mail or service:

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

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	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
----------------	---	---------	-----	-----------------	----------------------------	---------------	-------------------	--------	--------	--------	--------	--------

1.												
2.	The Unknown Heirs of Mel J. Geary 339 Frosty Valley Road Danville, PA 17821											
3.												

4.	GEARY, TONY 339 Frosty Valley Road Danville, PA 17821											
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

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:

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

Rec/land



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

1 SS

PUBLIC NOTICE
IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY
CIVIL ACTION - LAW
No. 2008 CV 589 MF

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
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
vs. The Unknown Heirs of Mel J. Geary, Deceased, ELIZ-
ABETH 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, Mortgagors and Real Owners, Defendants
TO: The Unknown Heirs of Mel J. Geary, Deceased &
TONY GEARY, Solely in His Capacity as Heir of Mel J.
Geary, Deceased, MORTGAGOR AND REAL OWNER,
DEFENDANT(S), whose last known address is 339 Frosty
Valley Road, Danville, PA 17821.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE
ATTEMPTING TO COLLECT A DEBT OWED TO OUR
CLIENT. ANY INFORMATION OBTAINED FROM YOU
WILL BE USED FOR THE PURPOSE OF COLLECTING
THE DEBT.

You are hereby notified that Plaintiff, DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST
FOR THE REGISTERED HOLDERS OF ARGENT SECURI-
TIES INC., ASSET-BACKED PASS-THROUGH CERTIFI-
CATES, SERIES 2004-W11, has filed a Mortgage Fore-
closure Complaint endorsed with a notice to defend
against you in the Court of Common Pleas of Columbia
County, Pennsylvania, docketed to No. 2008 CV 589 MF,
wherein Plaintiff seeks to foreclose on the mortgage
secured on your property located, 339 Frosty Valley
Road, Danville, PA 17821, whereupon your property will
be sold by the Sheriff of Columbia County.

NOTICE

You have been sued in court. If you wish to defend
against the claims set forth in the following pages, you
must take action within twenty (20) days after the Com-
plaint and notice are served, by entering a written appear-
ance personally or by attorney and filing in writing with
the court your defenses or objections to the claims set
forth against you. You are warned that if you fail to do so
the case may proceed without you and a judgment may
be entered against you by the Court without further
notice for any money claim in the Complaint or for any
other claim or relief requested by the Plaintiff. You may
lose money or property or other rights important to you.
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 SET
FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Michael T. McKeever, Attorney for Plaintiff
Goldbeck McCafferty & McKeever, P.C.
Suite 5000, Mellon Independence Center
701 Market St
Philadelphia, PA 19106-1532
215-627-1322

according to law deposes and says that Press Enterprise is
with its principal office and place of business at 3185
County of Columbia and State of Pennsylvania, and was
h, 1902, and has been published daily, continuously in said
day and on the attached notice September 12, 2008 as
ant is one of the officers or publisher or designated agent of
paper in which legal advertisement was published; that
rise is interested in the subject matter of said notice and
legations in the foregoing statement as to time, place, and

I depose this 12th day of September 2008.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

My commission expires

Notarial Seal

Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

20. I hereby certify that the advertising and
for publishing the foregoing notice, and the
in full.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY
CIVIL ACTION - LAW
No. 2008 CV 599 MF

NOTICE OF ACTION IN MORTGAGE FORECLOSURE, TRUSTEE, IN
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 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,
Mortgagors and Real Owners, Defendants TO: The Unknown Heirs of Mel J.
Geary, Deceased & Tony Geary, Solely in His Capacity as Heir of Mel J.
Geary, Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT(S),
whose last known address is 839 Frosty Valley Road, Danville, PA 17821.
THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COL-
LECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING
THE DEBT.

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS
OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CER-
TIFICATES, SERIES 2004-W11, has filed a Mortgage Foreclosure Complaint
endorsed with a notice to defend against you in the Court of Common Pleas
of Columbia County, Pennsylvania, docketed to No. 2008 CV 599 MF, where-
in Plaintiff seeks to foreclose on the mortgage secured on your property locat-
ed, 339 Frosty Valley Road, Danville, PA 17821, whereupon your property will
be sold by the Sheriff of Columbia County.

NOTICE

You have been sued in court. If you wish to defend against the claims set
forth in the following pages, you must take action within twenty (20) days after
the Complaint and notice are served, by entering a written appearance per-
sonally or by attorney and filing in writing with the court your defenses or ob-
jections to the claims set forth against you. You are warned that if you fail to
do so the case may proceed without you and a judgment may be entered
against you by the Court without further notice for any money claim in the
Complaint or for any other claim or relief requested by the Plaintiff. You may
lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELE-
PHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT
MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.**

NORTH PENN LEGAL SERVICES P/A SUSQUEHANNA LEGAL SERVICES
188 E. 5th Street, Bloomsburg, PA 17815
717-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 166, Harrisburg, PA 17108
800-692-7375

Michael T. McKeever, Attorney for Plaintiff
Goldbeck McCafferty & McKeever, P.C.
Suite 5000, Mellon Independence Center
701 Market St.
Philadelphia, PA 19106-1532
215-627-1322
Dt: September 13, 2008

ne, the subscriber,
oller,
NG CO., publishers of THE DAILY ITEM, a
ion in Union, Northumberland, Snyder and
n which publication has been directed, who
to law, doth depose and say that said
April 15, 1970, and has its place of business
in the city of Sunbury, County of
Northumberland of Pennsylvania, and that, the
id is a copy was published in THE DAILY
County of Northumberland and State of

2008

in the subject matter of the foregoing notice
all of the allegations of the statement as to
of the publication are true.

F. F. Masterson

Diane M. Weir
Notary Public

NOTARIAL SEAL
Diane M. Weir
Sunbury, Northumberland County, PA
My Commission Expires May 5, 2011

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

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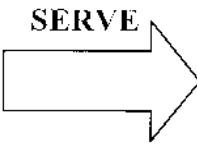
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BEING KNOWN AS: 339 Frosty Valley Road, Danville, PA 17821

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES		COURT NUMBER 2008 CV 599 MF	
DEFENDANT/S/ The Unknown Heirs of Mel J. Geary, Deceased, ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, SOPHIA M		TYPE OF WRIT OR COMPLAINT EXECUTION	
<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> SERVE  AT </div> <div style="border: 1px solid black; padding: 5px; width: 80%;"> <div style="display: flex;"> <div style="width: 60%; padding-right: 10px;"> <p style="margin: 0;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE</p> <p style="margin: 0;">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</p> </div> <div style="width: 40%; padding-left: 10px;"> <p style="margin: 0;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)</p> <p style="margin: 0;">339 Frosty Valley Road, Danville, PA 17821</p> </div> </div> </div> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <p style="font-size: 1.2em; margin-top: 0;">PLEASE POST HANDBILL</p> </div>			
SIGNATURE OF ATTORNEY <div style="text-align: center; margin-top: 10px;"> <i>Michael T. McKeever</i> </div>		TELEPHONE NUMBER (215) 627-1322	DATE February 19, 2009
ADDRESS OF ATTORNEY <div style="margin-top: 10px;"> GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 </div>			

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS 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

No. 2008 CV 599 MF

2009-ED-42

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

I. 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
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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.

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

TENANTS/OCCUPANTS
339 Frosty Valley Road
Danville, PA 17821

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

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

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: February 19, 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 19106-1532
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-
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339 Frosty Valley Road
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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: GEARY, 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 _____, 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.

GOLDBECK McCAFFERTY & McKEEVER

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

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Term

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2009-ED 42

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ARCHER, ELIZABETH, Solely in Her Capacity as Heir of Mel J. Geary, Deceased
ELIZABETH ARCHER, Solely 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 _____, 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!

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- 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.

GOLDBECK McCAFFERTY & McKEEVER

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

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2004-W11

10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730
Plaintiff

vs.

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

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TO: GEARY, TONY

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

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10801 6th Street

Suite 130

Rancho Cucamonga, CA 91730

Plaintiff

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Danville, PA 17821

Defendant(s)

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Term

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TO: ARCHER, ELIZABETH

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

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GOLDBECK McCAFFERTY & McKEEVER

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Plaintiff

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Defendant(s)

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4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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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

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- 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 Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of 63149FC.

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

GOLDBECK McCAFFERTY & McKEEVER

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

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: GEARY, SOPHIA M.

**SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary,
Deceased**

111 Miller Avenue Apt #7
Bloomsburg, PA 17815

Your house at 339 Frosty Valley Road, Danville, PA 17821 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 \$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.

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701 Market Street
Suite 5000
Mellon Independence Center
Philadelphia, PA 19106
Phone 215-627-1322
Fax 215-627-7734

**GOLDBECK
McCAFFERTY &
Mc KEEVER**

Fax

To: Sheriff Chamberlain From: Nicole
Fax: _____ Pages: 2/26/09
Phone: _____ Date: ~~02/26/09~~ 5/10/09
Re: _____ CC: _____

☐ Urgent☐ Please Comment☐ Please Reply☐ Please Recycle

• Comments:

Attached requested non-military
forms!

Thnx!

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, The Unknown Heirs of Mel J. Geary, Deceased, is about unknown years of age, that Defendant's last known residence is 339 Frosty Valley Road, Danville, PA 17821, 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:

2/26/09

Michael T. McKeever

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, ELIZABETH ARCHER, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, is about unknown years of age, that Defendant's last known residence is 58 Rutgers Street, Maplewood, NJ 07040, 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:

2/26/09

Michael T. McKeever

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, SOPHIA M. GEARY, Solely in Her Capacity as Heir of Mel J. Geary, Deceased, is about unknown years of age, that Defendant's last known residence is 111 Miller Avenue Apt #7, Bloomsburg, PA 17815, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

2/26/09

Michael J. McKeever

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, TONY GEARY, Solely in His Capacity as Heir of Mel J. Geary, Deceased, is about unknown years of age, that Defendant's last known residence is 339 Frosty Valley Road, Danville, PA 17821, 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:

2/26/09

Michael T. McKeever

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
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.

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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

NO. 2008 CV 599 MF

2009-ED-42

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
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215-627-1322
Attorney for Plaintiff

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CIVIL ACTION - LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 599 MF

2009-ED-42

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

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215-627-1322

Attorney for Plaintiff

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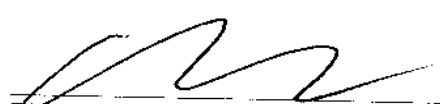
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BY: Michael T. McKeever

Attorney for Plaintiff

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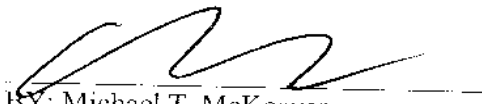
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BY: Michael T. McKeever
Attorney for Plaintiff

371489

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

02/19/2009

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$2,000.00

DOLLARS

TWO THOUSAND AND XX / 100

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT


AUTHORIZED SIGNATURE

MEMO **Geary**

⑈ 371489 ⑈ ⑆ 236073801⑆ 70 1100018 ⑈

Security features. Details on back.