

SHERIFF'S SALE COST SHEET

Deutsche Bank vs. Engler
 NO. 87-09 ED NO. 479-09 JD DATE/TIME OF SALE 5/29/09

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$30.00
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6.00
NOTARY	\$15.00
TOTAL *****	\$330.50

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

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****	\$5.00	

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$-0-	

SURCHARGE FEE (DSTE)	\$130.00
MISC.	\$
TOTAL *****	\$-0-

TOTAL COSTS (OPENING BID) \$615.50
 Refund \$1384.50

2000 Deposit

**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**

May 13, 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12

vs.

LORI A. ENGLER and EDWARD G. ENGLER
Term No. 2009-CV-479

Property address:

403 East 2nd Street
Mifflinville, PA 18631

Sheriff's Sale Date:

awaiting

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I
collected \$ 0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/

cc: Angela Bonfiglio
AMERICAN HOME MORTGAGE SERVICES, INC.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5627

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-8300

Wednesday, April 29, 2009

**SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH STREET
MIFFLINVILLE, PA 18631-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST
FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2004-R12**

VS

**LORI A. ENGLER
EDWARD G. ENGLER**

DOCKET # 87ED2009

JD # 479JD2009

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *E. Donofrio Jr.* ☐ Agent ☒ Address
 B. Received by (Printed Name) *E. DONOFRIO JR.* C. Date of Delivery *MAY 1 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Commonwealth of PA
 PO Box 2675
 Harrisburg, PA 17105

2. Article Number (Transfer from service label) **7007 2560 0002 1259 9128**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *D. A. W.* ☐ Agent ☒ Address
 B. Received by (Printed Name) *DAVID R. WILSON* C. Date of Delivery *MAY 4 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BLDG
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) **7007 2560 0002 1259 9173**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James A. Green* ☐ Agent ☒ Address
 B. Received by (Printed Name) *James A. Green* C. Date of Delivery *5/4/09*
 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.
 Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 U.S. SMALL BUSINESS ADMINISTRATION
 New Address (make note!)
 1150 1st Ave #1001
 King of Prussia, Pa 19406

(Transfer from service label) **2560 0002 1259 9166**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Name]* C. Date of Delivery *MAY 01 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

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *[Name]* C. Date of Delivery *MAY 01 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

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 AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12

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

vs.

LORI A. ENGLER
EDWARD G. ENGLER
Mortgagor(s) and Record Owner(s)

403 East 2nd Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-479

**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: ENGLER, EDWARD G.
EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

Your house at 403 East 2nd Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale
on July 29, 2009, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to
enforce the court judgment of \$125,914.14 obtained by DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES
2004-R12 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, 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 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 Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75998FC.

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



May 6, 2009

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN
TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12**

VS.

**LORI A. ENGLER
EDWARD G. ENGLER**

DOCKET # 87ED2009

JD # 479JD2009

Dear Timothy:

The amount due on the sewer account #703010 for the property located at 403
East Second Street Mifflinville, Pa through September 30, 2009 is \$501.65.

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

Sincerely,

Kelly Greer
Authority Clerk

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE IN TRUST FOR
THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES
INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12

Docket # 87ED2009

VS

MORTGAGE FORECLOSURE

LORI A. ENGLER
EDWARD G. ENGLER

AFFIDAVIT OF SERVICE

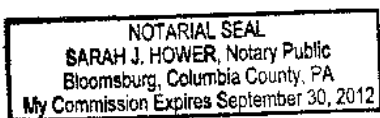
NOW, THIS THURSDAY, APRIL 30, 2009, AT 2:50 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LORI ENGLER AT 403 E. 2ND STREET, MIFFLINVILLE BY HANDING
TO LORI ENGLER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

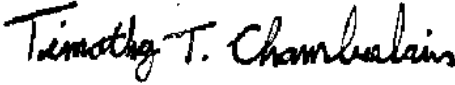
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 04, 2009



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF


X _____
P. D'ANGELO
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/27/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT

LORI A. ENGLER
EDWARD G. ENGLER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
LORI ENGLER
403 E. 2ND STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LORI ENGLER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.30.09 TIME 1950 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

For [Signature]

DATE 04.30.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/27/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT LORI A. ENGLER
EDWARD G. ENGLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
EDWARD ENGLER	MORTGAGE FORECLOSURE
403 E. 2ND STREET	
MIFFLINVILLE	

SERVED UPON LORI ENGLER

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 04-30-09 TIME 1450 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

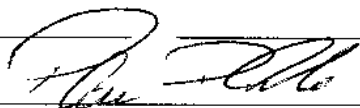
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 04-30-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/27/2009

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT

LORI A. ENGLER
EDWARD G. ENGLER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
MIFFLIN WATER AUTHORITY
C/O CURT MOOREHEAD - 2ND STR
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CURT MOOREHEAD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.30.09 TIME 1445 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

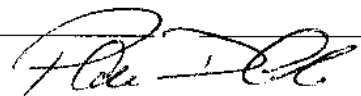
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 04.30.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/27/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT

LORI A. ENGLER
EDWARD G. ENGLER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

SUSAN NEVEL-TAX COLLECTOR

226 E. 5TH STREET

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

POSTED

RELATIONSHIP

IDENTIFICATION

DATE *04.30.09*

TIME

1435

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

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

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

04.30.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/27/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT LORI A. ENGLER
EDWARD G. ENGLER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLEER IDENTIFICATION _____

DATE 04-30-09 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

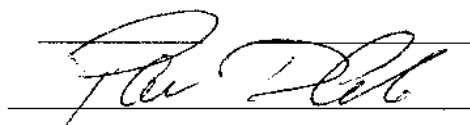
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

04-30-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/27/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT
LORI A. ENGLER
EDWARD G. ENGLER
ATTORNEY FIRM
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____

DATE 4/30/09 TIME 1605 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) SERVED ON INTAKE CLERK
AT DOM. RELATIONS OFFICE-

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

DEPUTY B.A. Carroll DATE 4/30/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/27/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 87ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF
AMERIQUEST MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-
R12

DEFENDANT LORI A. ENGLER
EDWARD G. ENGLER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP TAX CLERK IDENTIFICATION _____

DATE 4/30/09 TIME 1550 MILEAGE _____ OTHER _____

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

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D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

(F) OTHER (SPECIFY) SERVED ON CLERK
IN TAX OFFICE

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

DEPUTY B. P. Carroll DATE 4/30/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:01-MAY-09

FEE:\$5.00

CERT. NO:6095

ENGLER EDWARD G & LORI A
SECOND & JOHN STREET
MIFFLINVILLE PA 18631

DISTRICT: MIFFLIN TWP
DEED 20031-1330
LOCATION: 403 E SECOND ST MIFFLINVILLE
PARCEL: 23 -05D-001-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,871.89	39.25		0.00	1,911.14
TOTAL DUE :						\$1,911.14

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 8709

DATE RECEIVED July 29, 09
DOCKET AND INDEX July 29, 09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<u>✓</u>	CK# <u>379885</u>

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

SALE DATE	<u>July 29, 09</u>	TIME <u>0700</u>
POSTING DATE	<u>June 25, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 09</u>	

SHERIFF'S SALE

Wednesday, July 29th, 2009 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 87ED2009 AND CIVIL WRIT NO. 479JD2009 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Mifflin County of Columbia and Commonwealth of Pennsylvania, bounded and describe as follows:

BEGINNING at an iron pin (set) at the northeast corner of the intersection of Second and John Streets, thence along the eastern right of Way of John Street, North 15 degrees 29 minutes 00 Seconds West, 210.66 feet to an iron pin (set) at the southern right of way of lands now or formerly of The North Shore Railroad Company; thence along the southern right of way of the said Railroad on a curve to the right with Delta Angel of 04 degrees 07 minutes 02 seconds Radius of 1,920.00 feet, and length of 137.96 feet to a iron pin (set) on line between Lots No. 23 and 22; thence through lands now or formerly of Brian Philip and Wanda M. Schmick, South 00 degrees 51 minutes 30 seconds East, 74.14 feet to an iron pin (set); thence through Schmich (Schmick), South 04 degree, 58 minutes 50 seconds West, 31.67 feet to an iron pin (set); thence through Schmick, South 10 degrees 46 minutes 10 Second East, 69.46 feet to an iron pin (set) in the northern right of way of Second street; thence along Second Street south 74 degrees 31 minutes 00 Seconds West, 96.50 feet to an iron pin (set), the place of beginning.

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Property address: 403 East 2nd Street, Mifflinville, PA 18631

Parcel No. # 23-05D-001

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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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BY VIRTUE OF WRIT OF EXECUTION NO. 87ED2009 AND CIVIL WRIT NO. 479JD2009 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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BEGINNING at an iron pin (set) at the northeast corner of the intersection of Second and John Streets, thence along the eastern right of Way of John Street, North 15 degrees 29 minutes 00 Seconds West, 210.66 feet to an iron pin (set) at the southern right of way of lands now or formerly of The North Shore Railroad Company; thence along the southern right of way of the said Railroad on a curve to the right with Delta Angel of 04 degrees 07 minutes 02 seconds Radius of 1,920.00 feet, and length of 137.96 feet to a iron pin (set) on line between Lots No. 23 and 22; thence through lands now or formerly of Brian Philip and Wanda M. Schmick, South 00 degrees 51 minutes 30 seconds East, 74.14 feet to an iron pin (set); thence through Schmick (Schmick), South 04 degree, 58 minutes 50 seconds West, 31.67 feet to an iron pin (set); thence through Schmick, South 10 degrees 46 minutes 10 Second East, 69.46 feet to an iron pin (set) in the northern right of way of Second street; thence along Second Street south 74 degrees 31 minutes 00 Seconds West, 96.50 feet to an iron pin (set), the place of beginning.

The aforesaid description combines Lot No. 24 and 23 (residue) as shown on survey drawing by Thomas H. Parr P.L.S., dated October 10, 1997. ADDITIONALLY, the existing residue of Lot Nos. 22, 21, 20 and 19 that lies North of the aforementioned Railroad is to be added to and incorporated with the aforesaid description, containing 21,621 square feet and considered as one parcel

THE EXISTING RESIDUE of Lots Nos. 22, 21, 20 and 19 that lies North of the aforementioned Railroad is shown on survey drawing by Thomas H. Parr dated October 10, 1997

Property address: 403 East 2nd Street, Mifflinville, PA 18631

Parcel No. # 23-05D-001

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/>

P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2004-R12
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

vs.

LORI A. ENGLER
EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

In the Court of Common Pleas of
Columbia County

No. 2009-CV-479

2009-ED-87

**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: 403 East 2nd Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE

\$125,914.14

Interest From 4/28/2009
Through Date of Sale

(Costs to be added)

Dated:

04-28-99

James B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Bailona R. Salvette
Chgo

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, EDWARD G. ENGLER, is about unknown years of age, that Defendant's last known residence is 403 East 2nd Street, Mifflinville, PA 18631, and is engaged in the unknown business located at unknown address.

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

Date: 4/29/09

Michael E. McKenney

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, LORI A. ENGLER, is about unknown years of age, that Defendant's last known residence is 403 East 2nd Street, Mifflinville, PA 18631, and is engaged in the unknown business located at unknown address.

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

Date: 4/29/09

Michael T. Keller

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

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 AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2004-R12
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730

Plaintiff

vs.

LORI A. ENGLER
EDWARD G. ENGLER
Mortgagor(s) and Record Owner(s)
403 East 2nd Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2009-ED-87

No. 2009-CV-479

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$125,914.14

Interest from

4/28/2009 to Date of

Sale at 9.3000%

(Costs to be added)


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

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 AMERIQUEST
MORTGAGE SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES,
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10801 6th Street
Suite 130
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vs.

LORI A. ENGLER
EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

In the Court of Common Pleas of
Columbia County

No. 2009-CV-479

2009-EN-87
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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PREMISES: 403 East 2nd Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE \$125,914.14

Interest From **4/28/2009**
Through Date of Sale

(Costs to be added)

Dated: 04 28 09

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

Deputy *Barbara N. Schutte*
Clerk
2012

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Mifflin County of Columbia and Commonwealth of Pennsylvania, bounded and describe as follows:

BEGINNING at an iron pin (set) at the northeast corner of the intersection of Second and John Streets, thence along the eastern right of Way of John Street, North 15 degrees 29 minutes 00 Seconds West, 210.66 feet to an iron pin (set) at the southern right of way of lands now or formerly of The North Shore Railroad Company; thence along the southern right of way of the said Railroad on a curve to the right with Delta Angel of 04 degrees 07 minutes 02 seconds Radius of 1,920.00 feet, and length of 137.96 feet to a iron pin (set) on line between Lots No. 23 and 22; thence through lands now or formerly of Brian Philip and Wanda M. Schmick, South 00 degrees 51 minutes 30 seconds East, 74.14 feet to an iron pin (set); thence through Schmick (Schmick), South 04 degree, 58 minutes 50 seconds West, 31.67 feet to an iron pin (set); thence through Schmick, South 10 degrees 46 minutes 10 Second East, 69.46 feet to an iron pin (set) in the northern right of way of Second street; thence along Second Street south 74 degrees 31 minutes 00 Seconds West, 96.50 feet to an iron pin (set), the place of beginning.

The aforesaid description combines Lot No. 24 and 23 (residue) as shown on survey drawing by Thomas H. Parr P.L.S., dated October 10, 1997. ADDITIONALLY, the existing residue of Lot Nos. 22, 21, 20 and 19 that lies North of the aforementioned Railroad is to be added to and incorporated with the aforesaid description, containing 21,621 square feet and considered as one parcel

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Property Address: 403 East 2nd Street, Mifflinville, PA 18631

Parcel No. # 23-05D-001

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Property Address: 403 East 2nd Street, Mifflinville, PA 18631

Parcel No. # 23-05D-001

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST		COURT NUMBER 2009-CV-479	
DEFENDANT/S/ LORI A. ENGLER and EDWARD G. ENGLER		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LORI A. ENGLER & EDWARD G. ENGLER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 403 East 2nd Street, Mifflinville, PA 18631		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY <i>Michael T. McKeever</i>		TELEPHONE NUMBER (215) 627-1322	DATE April 24, 2009
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKeever Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST		COURT NUMBER 2009-CV-479
DEFENDANT/S/ LORI A. ENGLER and EDWARD G. ENGLER		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
EDWARD G. ENGLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
403 East 2nd Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
April 24, 2009

ADDRESS OF ATTORNEY

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

GOLDBECK McCAFFERTY & McKEEVER

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12

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

vs.

LORIA A. ENGLER
EDWARD G. ENGLER
Mortgagor(s) and Record Owner(s)

403 East 2nd Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-479

**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: ENGLER, EDWARD G.
EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

Your house at 403 East 2nd Street, Mifflinville, PA 18631 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 \$125,914.14 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, 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/rcal.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 Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75998FC.

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST	COURT NUMBER 2009-CV-479	
DEFENDANT/S/ LORI A. ENGLER and EDWARD G. ENGLER	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LORI A. ENGLER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
403 East 2nd Street, Mifflinville, PA 18631

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
April 24, 2009

ADDRESS OF ATTORNEY

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

GOLDBECK McCAFFERTY & McKEEVER

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12
10801 6th Street
Suite 130
Rancho Cucamonga, CA 91730
Plaintiff

vs.

LORI A. ENGLER
EDWARD G. ENGLER
Mortgagor(s) and Record Owner(s)

403 East 2nd Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-CV-479

**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: ENGLER, LORI A.
LORI A. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

Your house at 403 East 2nd Street, Mifflinville, PA 18631 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 \$125,914.14 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12, 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 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 Courtenay Dunn who can be reached at 215-825-6311 or Fax: 215-825-6411. Please reference our Attorney File Number of 75998FC.

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

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Attorney for Plaintiff

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COMPANY, AS TRUSTEE, IN TRUST FOR THE
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MORTGAGE SECURITIES INC., ASSET-BACKED
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10801 6th Street
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Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-479

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2004-R12, 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:

403 East 2nd Street
Mifflinville, PA 18631

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

LORI A. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

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

LORI A. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

EDWARD G. ENGLER
403 East 2nd Street
Mifflinville, PA 18631

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

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

COLUMBIA COUNTY HOUSING CORPORATION
700 Sawmill Road
Bloomsburg, PA 17815

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

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

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

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


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

TENANTS/OCCUPANTS
403 East 2nd Street
Mifflinville, PA 18631

(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 24, 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
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Attorney for Plaintiff

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Defendant(s)

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

TENANTS/OCCUPANTS
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(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 24, 2009



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BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

Michael T. McKeever
Attorney I.D. #56129
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701 Market Street
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215-627-1322
Attorney for Plaintiff

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COMMON PLEAS

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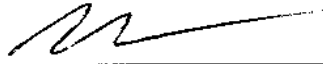
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2009-CV-479

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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



Michael T. McKeever
Attorney for plaintiff

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

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of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-479

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
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215-627-1322
Attorney for Plaintiff

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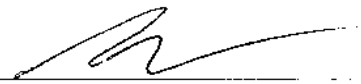
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BY: Michael T. McKeever
Attorney for Plaintiff

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BY: Michael T. McKeever
Attorney I.D.#56129
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Attorney for Plaintiff

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BY: Michael T. McKeever
Attorney for Plaintiff

379585

**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

04/27/2009

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$*2,000.00

TWO THOUSAND AND XX / 100

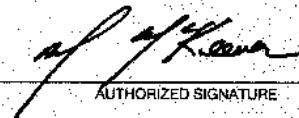
DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

6.14MORTGAGE DISBURSEMENT ACCOUNT


AUTHORIZED SIGNATURE

MEMO

Engler

⑈379585⑈ ⑆236073801⑆ 70 1100018⑈

Security features. Details on back.