

SHERIFF'S SALE COST SHEET

Deutsche Bank vs. Reverend
 NO. 10000 ED NO. 10000 JD DATE/TIME OF SALE 3/20/13

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>100.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>0.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>0.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>310.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>500.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>712.50</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>0.00</u>
SCHOOL DIST.	20	\$ <u>0.00</u>
DELINQUENT	20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>0.00</u>
WATER	20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1586.00

Re Bond 2013.98

**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**

February 1, 2011

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 FOR
CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST
2003-NC10
vs.
KAREN L. HOYES
Term No. 2010-CV-1010

Property address:

*149 South 2nd Street
Catawissa, PA 17820*

Sheriff's Sale Date: February 02, 2011

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,
GOLDBECK MCCAFFERTY & MCKEEVER


Gary E. McCafferty, Esq.

By: Jennifer Bradley, Legal Assistant

cc: Nancy Scime
BAC HOME LOANS SERVICING, L.P.

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Karen Hayes
 NO. 115-10 ED NO. 1010-10 JD DATE/TIME OF SALE Dec 8 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>395.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>800.52</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1025.52</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>7</u>
SCHOOL DIST. 20	\$ <u>2</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u> </u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u> </u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>— 0 —</u>	

TOTAL COSTS (OPENING BID) \$ _____

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

January 31, 2011

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

RE: Deutsche Bank National Trust Company v. Karen L Hoyes
Docket # 115ED2010 JD# 1010JD2010

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Karen L Hoyes - 147 & 149 South 2nd St., Catawissa, PA \$350.02

We understand the property is scheduled for Sheriff's Sale on February 2, 2011.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Phone: (570) 356-2561
(570) 356-2365

Fax: (570) 356 - 2794

CATAWISSA BOROUGH
P. O. BOX 44
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@verizon.net

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

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough for electric and sewer for

1. DOCKET #115ED2010 Karen Hoyes JD#1010JD2010

Electric amount owed	\$710.20
Sewer amount owed	<u>195.30</u>
Total amount owed	\$905.50

Thank you for your time and consideration.

Sincerely,

Kimberly Rhoades
Secretary

**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**

December 2, 2010

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 FOR
CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST
2003-NC10

vs.

KAREN L. HOYES
Term No. 2010-CV-1010

Property address:

**149 South 2nd Street
Catawissa, PA 17820**

Sheriff's Sale Date: December 08, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for December 08, 2010 to
February 02, 2011.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective
January 1, 2007.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/jenb

cc: Nancy Scime
BAC HOME LOANS SERVICING, L.P.

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Mark Mt. View VS Karna Davis

NO. 115-10 ED NO. 1010-10 JD

DATE/TIME OF SALE: Dec 8 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

**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**

October 27, 2010

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 FOR
CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST
2003-NC10

vs.

KAREN L. HOYES
Term No. 2010-CV-1010

Property address:

**149 South 2nd Street
Catawissa, PA 17820**

Sheriff's Sale Date: October 27, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for October 27, 2010 to December 08, 2010.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/ld

cc: Nancy Scime
BAC HOME LOANS SERVICING, L.P.

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

Catawissa Water Authority
Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

October 26, 2010

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

RE: Deutsche Bank National Trust Company v. Karen L Hoyes
Docket # 115ED2010 JD# 1010JD2010

Dear Sheriff Chamberlain:

As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Karen L Hoyes - 147 & 149 South 2nd St., Catawissa, PA \$133.41

We understand the property is scheduled for Sheriff's Sale on October 27, 2010.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	115ED2010%	To	
		To	
		To	
		To	

Search Clear Cancel

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
31350	31350	PA DEPT OF PUBLIC WELFARE	Sheriff	115ED2010	8/3/2010	POST	91719
31351	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	115ED2010	8/3/2010	POST	91719
31352	FAIR	OFFICE OF F.A.I.R.	Sheriff	115ED2010	8/3/2010	POST	91719
31353	SBA	U.S. Small Business Administration	Sheriff	115ED2010	8/3/2010	POST	91719
31354	IRS	INTERNAL REVENUE SERVICE	Sheriff	115ED2010	8/3/2010	POST	91719
32829	32829	KAREN HOYES	Sheriff	115ED2010	8/18/2010	POST	91719

Records: 1 - 6 of 6



Date Produced: 08/09/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3625. Our records indicate that this item was delivered on 08/05/2010 at 09:56 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in dark ink, appearing to read "Joseph M. ...". The signature is written in a cursive style with a large, stylized "J" and "M".

Address of Recipient:

A handwritten address in dark ink, appearing to read "B-1111", "B-1111", "B-1111". The handwriting is somewhat illegible but appears to be a street address.

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

Sincerely,

United States Postal Service

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



Date Produced: 08/09/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3632. Our records indicate that this item was delivered on 08/06/2010 at 09:07 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "J.A. Saylor".

Address of Recipient:

A handwritten address in black ink, appearing to read "Po Box 8016".

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

Sincerely,

United States Postal Service

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

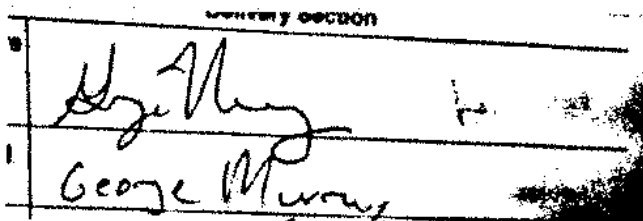


Date Produced: 08/09/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3649. Our records indicate that this item was delivered on 08/05/2010 at 12:35 p.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



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

Sincerely,

United States Postal Service

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





Date Produced: 08/09/2010


COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3656. Our records indicate that this item was delivered on 08/05/2010 at 08:53 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
•	
•	

Address of Recipient:

•	
---	---

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

Sincerely,

United States Postal Service

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



Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3861. Our records indicate that this item was delivered on 08/21/2010 at 09:59 a.m. in RESTON, VA, 20191. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
9	<i>Sandra Derr</i>
	<i>SANDRA DERR</i>

Address of Recipient:

1 2	<i>2404 Myrtle Lane Reston</i>
--------	--------------------------------

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

Sincerely,

United States Postal Service

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE
WEDNESDAY OCTOBER 27, 2010 AT 9:00 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2010 ED AND CIVIL WRIT NO. 1010 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER OF SECOND AND SOUTH STREETS, THENCE NORTHWEST ALONG SECOND STREET A DISTANCE OF 70 FEET OR THEREABOUTS TO CORNER OF LOT OF JOHN STREETS; THENCE WESTWARDLY BY LINE PARALLEL WITH SOUTH STREET AND ALONG LINE OF JOHN STREETS TO AN ALLEY 12 FEET WIDE; THENCE SOUTHWARDLY ALONG THE EASTERN SIDE OF SAID ALLEY AND PARALLEL WITH SECOND STREET 70 FEET OR THEREABOUTS TO SAID SOUTH STREET; THENCE EASTWARDLY ALONG SAID SOUTH STREET TO THE PLACE OF BEGINNING, BEING THE SAME PREMISES BY DEED DATED 08/30/2002, GIVEN BY KEYBANK USA, N.A. TO KAREN L. HOYES, HER HEIRS AND SUCCESSORS AND ASSIGNS AND RECORDED 09/10/2002 INSTRUMENT # 200210758.
BEING KNOWN AS 149 S 2ND STREET, CATAWISSA PA 17820
TAX PARCEL NO: 08-01-076

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 with eight (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 the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

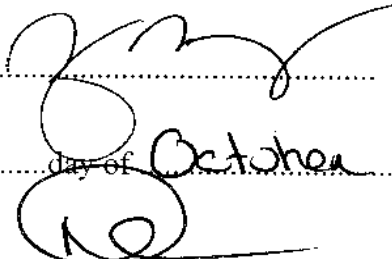
If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

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 1902, and has been published daily, continuously in said city and on the attached notice October 6, 13, 20, 2010 as is one of the officers or publisher or designated agent of paper in which legal advertisement was published; that he is interested in the subject matter of said notice and statements in the foregoing statement as to time, place, and

Subscribed and sworn to before me this 20th day of October 2010.



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

At the City of Philadelphia, County of Philadelphia, State of Pennsylvania, on the 20th day of October, 2010, I hereby certify that the advertising and publishing fee for publishing the foregoing notice, and the full.

GOLDBECK McCAFFERTY & McKEEVER

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

October 11, 2010

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

RE: No. 2010-CV-1010
KAREN L. HOYES

Real Estate Division:

The above case may be sold on October 27, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Director of Foreclosure
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney ID.#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 FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10

7105 Corporate Drive

PTX C-35

Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES

Mortgagor(s) and

Record Owner(s)

149 South 2nd Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2010-CV-1010

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,



BY: Keith C. Halili

Legal Secretary

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

Check type of mail or service:

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

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

Postmark and
Date of Receipt

Handling
Charge

Postage

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

Article Number

Act
ITR

1.

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

TENANTS/OCCUPANTS
149 South 2nd Street
Catawissa, PA 17820

2.

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

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Received at Post Office

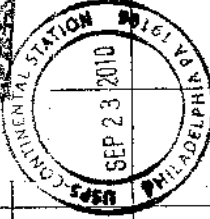
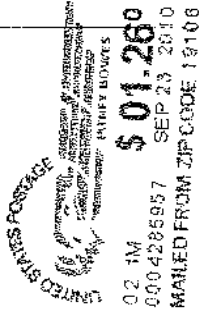
See Privacy Act Statement on Reverse

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

86952FC Columbia County Sale Date: 10/27/2010

KAREN L. HOYES

Complete by Typewriter, Ink, or Ball Point Pen





PHONE
(870) 394-5672

24 HOUR PHONE
(578) 784-6300

115ED2010

VS

KAREN L. HOYES


AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 14, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO KAREN HOYES AT 2404 MYRTLE LANE, RESTON WITH SANDRA DERR SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 14, 2010

Sarah Jane Klingman
NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

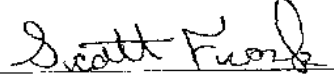
KAREN HOYES

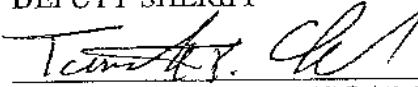
WRIT OF EXECUTION #115 OF 2010 ED

POSTING OF PROPERTY

SEPTEMBER 15, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KAREN HOYES AT 149 S SECOND STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF SCOTT FRONK.

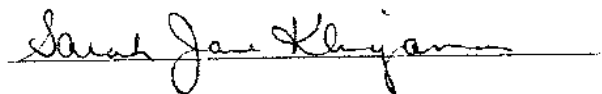
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS DAY OF SEPTEMBER 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2010 ED AND CIVIL WRIT NO. 1010 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER OF SECOND AND SOUTH STREETS, THENCE NORTHWEST ALONG SECOND STREET A DISTANCE OF 70 FEET OR THEREABOUTS TO CORNER OF LOT OF JOHN STREETS; THENCE WESTWARDLY BY LINE PARALLEL WITH SOUTH STREET AND ALONG LINE OF JOHN STREETS TO AN ALLEY 12 FEET WIDE; THENCE SOUTHWARDLY ALONG THE EASTERN SIDE OF SAID ALLEY AND PARALLEL WITH SECOND STREET 70 FEET OR THEREABOUTS TO SAID SOUTH STREET; THENCE EASTWARDLY ALONG SAID SOUTH STREET TO THE PLACE OF BEGINNING. BEING THE SAME PREMISES BY DEED DATED 08/30/2002, GIVEN BY KEYBANK USA, N.A. TO KAREN L. HOYES, HER HEIRS AND SUCCESSORS AND ASSIGNS AND RECORDED 09/10/2002 INSTRUMENT # 200210758.
BEING KNOWN AS 149 S 2ND STREET, CATAWISSA PA 17820
TAX PARCEL NO: 08-01-076

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 with eight (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 the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

If proceed are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

GOLDBECK McCafferty & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES

Mortgagor(s) and Record Owner(s)

149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2010-CV-1010

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-NC10, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

149 South 2nd Street
Catawissa, PA 17820

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

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

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

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

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

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

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

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

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

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

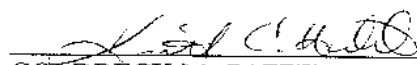
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
149 South 2nd Street
Catawissa, PA 17820

(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: October 11, 2010


GOLDBECK McCAFFERTY & McKEEVER
BY: Keith C. Halili
Legal Secretary



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

KAREN HOYES

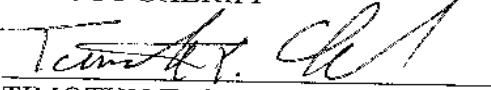
WRIT OF EXECUTION #115 OF 2010 ED

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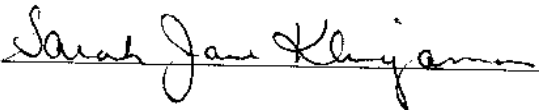
SO ANSWERS:

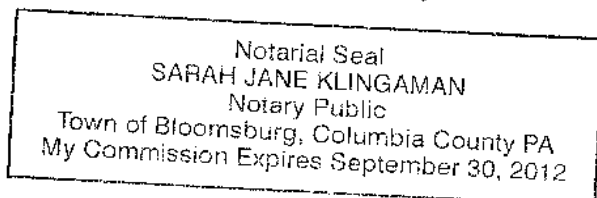

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS DAY OF SEPTEMBER 2010





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 FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-
NC10

115ED2010

VS

KAREN L. HOYES

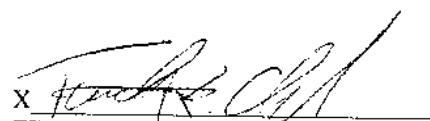
AFFIDAVIT OF SERVICE

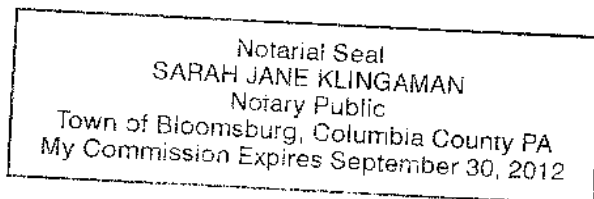
NOW, THIS TUESDAY, SEPTEMBER 14, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO KAREN HOYES AT 2404 MYRTLE LANE, RESTON
WITH SANDRA DERR SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 14, 2010


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF



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



Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3861. Our records indicate that this item was delivered on 08/21/2010 at 09:59 a.m. in RESTON, VA, 20191. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
8	<i>Sandra Derr</i>
	<i>SANDRA DERR</i>

Address of Recipient:

1	<i>2404 Myrtle Lane Reston</i>
---	--------------------------------

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

Sincerely,

United States Postal Service

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

Customer Reference Number: 115ED2010

Document Receipt

Trans # 32829 Carrier / service: POST 2PM 8/18/2010

Ship to: 32829

KAREN HOYES

2404 MYRTLE LANE

Tracking #: 9171924291001000003861

Doc Ref #: 115ED2010

RESTON VA 20191

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 8/2/2010

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-NC10

DEFENDANT KAREN L. HOYES
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	
KAREN HOYES	
149 SOUTH 2ND STREET	149 S. 2nd St.
CATAWISSA	2

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

☒ F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8/3/10

1635

4

- Road closed

8/6/10

1536

4

- L.C

8/6/10

1615

4

- no longer living there

DEPUTY

DATE

8/17/10

8/16/10

1108

4

L.C @
Catawissa address

- out of
State
currently

moved:
2404 Myrtle Lane
Reston, VA
20191

Cell #
703-
860-
5128

JUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-AUG-10

FEE:\$5.00

CERT. NO8461

HOYES KAREN L
149 SOUTH SECOND STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 20021-C758
LOCATION: 149 S SECOND ST CATAWISSA
PARCEL: 08 -01 -076-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,370.53	27.69		0.00	1,398.22
2008	PRIM	1,586.10	27.00		85.00	1,698.10
TOTAL DUE :						\$3,096.32

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 8/2/2010

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-NC10

DEFENDANT
ATTORNEY FIRM

KAREN L. HOYES
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 8/4/10 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

J. Allison DATE 8/4/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/2/2010

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-NC10

DEFENDANT
ATTORNEY FIRM

KAREN L. HOYES
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-4-10 TIME 1530 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) _____

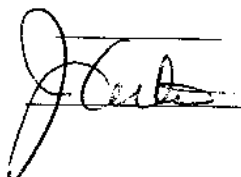
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-4-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 8/2/2010

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-NC10

DEFENDANT
ATTORNEY FIRM

KAREN L. HOYES
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CATAWISSA BORO
MAIN STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Diane Holenda

RELATIONSHIP treasurer IDENTIFICATION _____

DATE 8/3/10 TIME 1535 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

J. Allison

8/3/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 8/2/2010

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-NC10

DEFENDANT
ATTORNEY FIRM

KAREN L. HOYES
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAULA CLARK-TAX COLLECTOR

138 SOUTH STREET

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Paula Clark

RELATIONSHIP tax collector IDENTIFICATION _____

8/3/10 DATE ~~8/2/10~~ TIME 1618 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) Posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE 8/3/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/2/2010

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 115ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL 1 INC. TRUST 2003-NC10

DEFENDANT
ATTORNEY FIRM

KAREN L. HOYES
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 Clerk IDENTIFICATION _____

DATE 8-3-10 TIME 1610 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

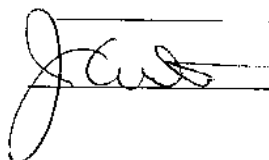
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-3-10

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 115 OF 2010 ED AND CIVIL WRIT NO. 1010 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER OF SECOND AND SOUTH STREETS, THENCE NORTHWEST ALONG SECOND STREET A DISTANCE OF 70 FEET OR THEREABOUTS TO CORNER OF LOT OF JOHN STREETS; THENCE WESTWARDLY BY LINE PARALLEL WITH SOUTH STREET AND ALONG LINE OF JOHN STREETS TO AN ALLEY 12 FEET WIDE; THENCE SOUTHWARDLY ALONG THE EASTERN SIDE OF SAID ALLEY AND PARALLEL WITH SECOND STREET 70 FEET OR THEREABOUTS TO SAID SOUTH STREET; THENCE EASTWARDLY ALONG SAID SOUTH STREET TO THE PLACE OF BEGINNING. BEING THE SAME PREMISES BY DEED DATED 08/30/2002, GIVEN BY KEYBANK USA, N.A. TO KAREN L. HOYES, HER HEIRS AND SUCCESSORS AND ASSIGNS AND RECORDED 09/10/2002 INSTRUMENT # 200210758, BEING KNOWN AS 149 S 2ND STREET, CATAWISSA PA 17820
TAX PARCEL NO: 08-01-076

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

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

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 FOR CERTIFICATEHOLDERS OF THE
MORGAN STANLEY ABS CAPITAL I INC. TRUST
2003-NC10
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES
Mortgagor(s) and Record Owner(s)
149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1010

2010 AUG -2 A 11:58
CLERK OF COURT
JANICE L. HARRIS, PA

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

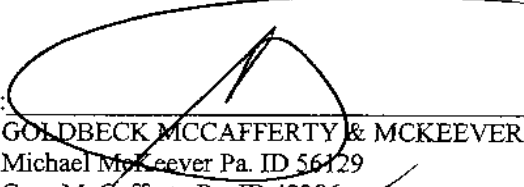
Amount Due

\$73,826.94

Interest from
07/30/2010 to Date of
Sale at 7.7000%

(Costs to be added)

By:


GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10
7105 Corporate Drive
PTX C-35
Plano, TX 75024

vs.

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2010-CV-1010

2010-ED-115
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: 149 South 2nd Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE \$73,826.94

Interest From 07/30/2010
Through Date of Sale

(Costs to be added)

Dated: 8-2-10

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

Deputy Kelly P Brewer

*Prothonotary & Clerk of the Court
of Columbia County, Pennsylvania*

Document Receipt

Trans # 31350 Carrier / service: POST 2PM 8/3/2010

Ship to: 31350

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000003618

Doc Ref #: 115ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 31351 Carrier / service: POST 2PM 8/3/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000003625

Doc Ref #: 115ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 31352 Carrier / service: POST 2PM 8/3/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000003632

Doc Ref #: 115ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 31353 Carrier / service: POST 2PM 8/3/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000003649

Doc Ref #: 115ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 31354 Carrier / service: POST 2PM 8/3/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000003656

Doc Ref #: 115ED2010

PHILADELPHIA PA 19106

5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
Telephone: 215-627-1328
Fax: 215-627-7734

**GOLDBECK
McCAFFERTY &
McKEEVER**

Fax

To: Sheri A Chamberlain From: Goldbeck

Fax:

Pages:

Phone:

Date:

Re:

CC:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

• Comments:

Hoyes - Non military ver.

- Thank you!

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, KAREN L. HOYES, is about unknown years of age, that Defendant's last known residence is 149 South 2nd Street Catawissa, PA 17820, 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:


BY: TINAMARIE BOSCHETTI

GOLDBECK McCAFFERTY & McKEEVER

BY: MICHAEL T. MCKEEVER, ESQ.
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 FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10**

7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES

Mortgagor(s) and Record Owner(s)
149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

No. 2010-CV-1010

2010-ED-115

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

GOLDBECK McCAFFERTY & McKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386 ✓

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys 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

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE
MORGAN STANLEY ABS CAPITAL I INC. TRUST
2003-NC10
7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES
Mortgagor(s) and Record Owner(s)

149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

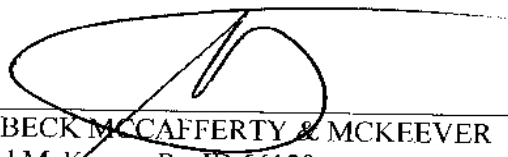
No. 2010-CV-1010

2010-ED-115

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:


GOLDBECK McCAFFERTY & MCKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386 ✓
Lisa Lee Pa. ID 78020
Kristina Murtha Pa. ID 61858
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
Attorneys 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

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10
7105 Corporate Drive
PTX C-35
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Plaintiff

vs.

KAREN L. HOYES
(Mortgagor(s) and Record Owner(s))
149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1010

2/10/ED 1/5

AFFIDAVIT PURSUANT TO RULE 3129

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-NC10, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

149 South 2nd Street
Catawissa, PA 17820

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

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

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

KAREN L. HOYES
149 South 2nd Street
Catawissa, PA 17820

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

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432

P.O. Box 2675
Harrisburg, PA 17105-2675

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

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

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

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

TENANTS/OCCUPANTS
149 South 2nd Street
Catawissa, PA 17820

(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: July 29, 2010



GOLDBECK McCAFFERTY & McKEEVER
BY: **TINAMARIE BOSCHETTI**

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 FOR
CERTIFICATEHOLDERS OF THE MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2003-
NC10

7105 Corporate Drive
PTX C-35
Plano, TX 75024

Plaintiff

vs.

KAREN L. HOYES
(Mortgagor(s) and Record Owner(s))
149 South 2nd Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2010-CV-1010

2010-ED 115

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149 South 2nd Street
Catawissa, PA 17820

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Catawissa, PA 17820

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KAREN L. HOYES
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Catawissa, PA 17820

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DOMESTIC RELATIONS OF COLUMBIA COUNTY
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PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432

P.O. Box 2675
Harrisburg, PA 17105-2675

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

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

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

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

TENANTS/OCCUPANTS
149 South 2nd Street
Catawissa, PA 17820

(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: July 29, 2010



GOLDBECK McCafferty & McKEEVER
BY: **TINAMARIE BOSCHETTI**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN
CATAWISSA BOROUGH, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF SECOND AND SOUTH STREETS, THENCE
NORTHWEST ALONG SECOND STREET A DISTANCE OF 70 FEET OR
THEREABOUTS TO CORNER OF LOT OF JOHN STREETS;

THENCE WESTWARDLY BY LINE PARALLEL WITH SOUTH STREET AND ALONG
LINE OF JOHN STREETS TO AN ALLEY 12 FEET WIDE;

THENCE SOUTHWARDLY ALONG THE EASTERN SIDE OF SAID ALLEY AND
PARALLEL WITH SECOND STREET 70 FEET OR THEREABOUTS TO SAID SOUTH
STREET;


THENCE EASTWARDLY ALONG SAID SOUTH STREET TO THE PLACE OF
BEGINNING.

BEING THE SAME PREMISES BY DEED DATED 08/30/2002, GIVEN BY KEYBANK USA, N.A.
TO KAREN L. HOYES, HER HEIRS AND SUCCESSORS AND ASSIGNS AND RECORDED
09/10/2002 INSTRUMENT # 200210758.

BEING KNOWN AS 149 S 2ND STREET, CATAWISSA PA 17820

TAX PARCEL NO: 08-01-076

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I		COURT NUMBER 2010-CV-1010	
DEFENDANT/S/ KAREN L. HOYES		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE KAREN L. HOYES		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 149 South 2nd Street, Catawissa, PA 17820		
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 July 29, 2010
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 FOR CERTIFICATEHOLDERS OF THE MORGAN STANLEY ABS CAPITAL I		COURT NUMBER 2010-CV-1010
DEFENDANT/S/ KAREN L. HOYES		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
KAREN L. HOYES

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
149 South 2nd Street, Catawissa, PA 17820

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

July 29, 2010

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 FOR CERTIFICATEHOLDERS OF THE MORGAN STANLEY ARS CAPITAL I	COURT NUMBER 2010-CV-1010	
DEFENDANT/S/ KAREN L. HOYES	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
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PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
July 29, 2010

ADDRESS OF ATTORNEY

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

539994

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

07/29/2010

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. MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Hoyes 86952

AUTHORIZED SIGNATURE

⑈539994⑈ ⑆23607380⑆ 70 1100018⑈



Security features. Details on back.