

# SHERIFF'S SALE COST SHEET

NO. 47-70 ED NO. 48-01 VS. Shirley DATE/TIME OF SALE 2:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>5.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>335.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>841.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>996.56</u>	

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL ***** \$ <u>10.00</u>		

SURCHARGE FEE (DSTE)	\$ <u>122.00</u>
MISC.	\$
TOTAL ***** \$ <u>122.00</u>	

TOTAL COSTS (OPENING BID) \$ 1461.56

2000 - Dq2  
 10 find 05 33.44

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

August 11, 2010

Columbia

Harry A. Roadarmel  
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 DTS 2006-HE2  
vs.  
BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a EDWARD  
B. STOENIEF  
No. 2009-CV-48

**Property address:**

**3725 Old Berwick Road  
Bloomsburg, PA 17815**

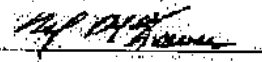
Sheriff's Sale Date: September 01, 2010

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/genn

cc: Roshan Sethi  
OCWEN LOAN SERVICING, LLC

# SHERIFF'S SALE COST SHEET

Deutsche Bank NT vs. Ramie + Edward Spanier  
 NO. 47-10 ED NO. 48-09 JD DATE/TIME OF SALE May 26 09/30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>470.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>841.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1066.56</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>456.31</u>	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>1958.71</u>	
TOTAL ***** \$ <u>2385.02</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)		\$ <u>139.00</u>	
MISC.		\$	
		\$	
TOTAL ***** \$ <u>-0-</u>			

TOTAL COSTS (OPENING BID) \$ 4066.58

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, PA 17815

Phone (570) 784-6639 - Fax (570) 784-6553

July 29, 2010

Sheriff of Columbia County  
Attention: Timothy T. Chamberlain  
Court House – PO Box 380  
Bloomsburg, PA 17815

Reference: Docket# 47ED2010 JD# 48JD2009  
Property Address: 3725 Old Berwick Rd

Dear Tim:

At this time, Scott Township Sewer Authority has User Fees for Mr. Edward & Mrs. Bonnie Stognief, for the property located at 3725 Old Berwick Road, Bloomsburg, PA, Columbia in the amount of \$79.48. Services dates for the fees in question are from May 27, 2010 to August 4, 2010.

The paperwork provided by your office, states the sale is to take place on Wednesday, August 4, 2010. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Thank you,



Sharon Keller  
Administrative Assistant

cc: File

**SCOTT TOWNSHIP AUTHORITY**

350 Tenny Street  
Bloomsburg, PA 17815

Phone (570) 784-6639 – Fax (570) 784-6553

July 29, 2010

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Thank you,

Sharon Keller  
Administrative Assistant

cc: File

**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**

June 21, 2010

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE2  
vs.  
BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a EDWARD  
B. STOENIEF  
Term No. 2009-CV-48

**Property address:**

*3725 Old Berwick Road  
Bloomsburg, PA 17815*

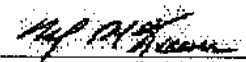
**Sheriff's Sale Date: August 04, 2010**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for August 04, 2010 to September 01, 2010.

Thank you for your cooperation.

Very truly yours,

  
\_\_\_\_\_  
Michael T. McKeever

MTM/jlb

cc: Roshan Sethi  
OCWEN LOAN SERVICING, LLC

477  
**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
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June 21, 2010

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE2  
vs.  
BONNIE STOIGNIEF a/k/a BONNIE B. STOIGNIEF and EDWARD STOIGNIEF a/k/a EDWARD  
B. STOIGNIEF  
Term No. 2009-CV-48

**Property address:**

*3725 Old Berwick Road  
Bloomsburg, PA 17815*

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Very truly yours,

  
Michael T. McKeever

MTM/jlb

cc: Roshan Sethi  
OCWEN LOAN SERVICING, LLC

**GOLDBECK McCAFFERTY & McKEEVER  
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701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

May 26, 2010

Columbia

Harry A. Roadarmel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815  
FAX

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE2  
vs.  
BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a  
EDWARD B. STOENIEF  
Term No. 2009-CV-48

**Property address:**

**3725 Old Berwick Road  
Bloomsburg, PA 17815**

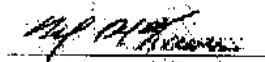
**Sheriff's Sale Date: May 26, 2010**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 26, 2010 to August 04, 2010.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jlb

cc: Roshan Sethi  
OCWEN LOAN SERVICING, LLC



# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank NT VS Bennett & Federal Savings F

NO. 47-10 ED NO. 48-09 JD

DATE/TIME OF SALE: May 26 0930

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: \$ \_\_\_\_\_

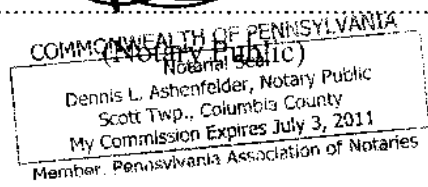
DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 5, 12, 19, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 19th day of May, 2010.



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



County 024

PARCEL ID: 31-402-026-00-000

TAX YEAR: 2010

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2008	PRIM	1,401.84	185.12	140.18	130.00		1,857.14
Total:		1,401.84	185.12	140.18	130.00		1,857.14

Interest for June  
Tax Cert.  
Posting Fee  
Total for June

\$1,933.71



Date Produced: 04/12/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0532. Our records indicate that this item was delivered on 04/07/2010 at 10:53 a.m. in SCRANTON, PA, 18504. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section  
B3m  
B3m

Address of Recipient:

120 N Keyser Ave

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: 47ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0549. Our records indicate that this item was delivered on 04/01/2010 at 09:53 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

*John C. Gullett*  
*John C. Gullett*

Address of Recipient:

*40 South Park*  
*Harrisburg*

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: 47ED2010





Date Produced: 04/12/2010

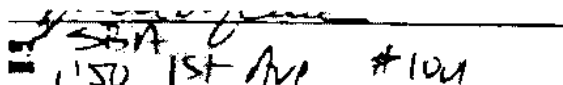
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0563. Our records indicate that this item was delivered on 04/05/2010 at 10:39 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section  
  


Address of Recipient:

  
150 1st Ave #100

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: 47ED2010



COUNTY OF COLUMBIA - SHERIFF

Signature of Recipient:

Delivery Section

TR  
600 RECIT

Address of Recipient:

~~WATSON~~  
T.R.S.

Sincerely,

United States Postal Service

Customer Reference Number: 47ED2010

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

Wednesday, March 31, 2010

**H. JAMES HOCK-TAX COLLECTOR  
2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS  
2006-HE2**

**VS**

**BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF**

**DOCKET # 47ED2010**

**JD # 48JD2009**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County



**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney ID.#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 FOR LHS 2006-HE-2  
4708 Mercantile Drive North  
Fort Worth, TX 76137  
Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
**Mortgagor(s) and Record Owner(s)**

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009-CV-48

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: STOENIEF, EDWARD a/k/a EDWARD B. STOENIEF  
**EDWARD STOENIEF a/k/a EDWARD B. STOENIEF**  
3725 Old Berwick Road  
Bloomsburg, PA 17815

Your house at 3725 Old Berwick Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on **May 26, 2010 9:30 am** at ~~xxxxx~~ in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$53,735.06 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LHS 2006-HE-2 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 FOR LHS 2006-HE-2, 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 1-866-413-2317.
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 / 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](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at 888-325-3502 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout - Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 62521FC.

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR IXIS 2006-  
HE2

Docket # 47ED2010

VS

MORTGAGE FORECLOSURE

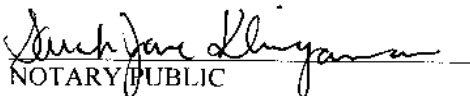
BONNIE STOENIEF A/K/A BONNIE B.  
STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B.  
STOENIEF

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 31, 2010, AT 3:40 PM. SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON EDWARD STOENIEF AT 3725 OLD BERWICK ROAD, BLOOMSBURG  
BY HANDING TO EDWARD STOENIEF, A TRUE AND ATTESTED COPY OF THE ORIGINAL.  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, APRIL 01, 2010

  
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

  
X  
J. CARTER  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR IXIS 2006-  
HE2**

**Docket # 47ED2010**

**VS**

**MORTGAGE FORECLOSURE**

**BONNIE STOENIEF A/K/A BONNIE B.  
STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B.  
STOENIEF**


**AFFIDAVIT OF SERVICE**

NOW, THIS WEDNESDAY, MARCH 31, 2010, AT 3:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BONNIE STOENIEF AT 3725 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO EDWARD STOENIEF, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, APRIL 01, 2010

  
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

  
X  
J. ARTER  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-IIE2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BONNIE STOENIEF
3725 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Edward Stoenief

RELATIONSHIP Husband IDENTIFICATION \_\_\_\_\_

DATE 3-31-10 TIME 1540 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) \_\_\_\_\_

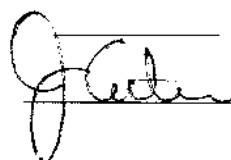
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-HE2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
EDWARD STOENIEF
3725 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Edward STOENIEF

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 3-31-10 TIME 1540 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA A 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. Luten

DATE 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-HF2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
-----------------------

H. JAMES HOCK-TAX COLLECTOR
-----------------------------

2626 OLD BERWICK ROAD
-----------------------

BLOOMSBURG
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PAPERS TO SERVED
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MORTGAGE FORECLOSURE
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SERVED UPON Posted on Door

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

DATE 3-31-10 TIME 15:25 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. Antis

DATE 3-31-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-HE2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

SCOTT TWP SEWER

TENNY STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON D. L. Hark

RELATIONSHIP OFFICE ASST. IDENTIFICATION \_\_\_\_\_

DATE 3-31-10 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 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-HE2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON HAAREEN Cole

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

DATE 3-31-10 TIME 1445 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 3-31-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/31/2010

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 47ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR IXIS 2006-HE2

DEFENDANT BONNIE STOENIEF A/K/A BONNIE B. STOENIEF  
EDWARD STOENIEF A/K/A EDWARD B. STOENIEF  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

BLOOMSBURG
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PAPERS TO SERVED
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MORTGAGE FORECLOSURE
----------------------

SERVED UPON DEB Miller

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

DATE 3-31-10 TIME 1350 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 3-31-10

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:31-MAR-10

FEE:\$5.00

CERT. NO:7286

STOGNIEF EDWARD & BONNIE  
3725 OLD BERWICK RD  
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP  
DEED 20060-8365  
LOCATION: 3725 OLD BERWICK RD BLOOMSBURG  
PARCEL: 31 -4C2-026-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2008	PRIM	1,779.00	11.57		1,845.57
TOTAL DUE :					\$1,845.57

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

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

REQUESTED BY:

*Timothy T. Chamberlain, Sheriff* du.

Document Receipt

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Trans # 18443 Carrier / service: POST 2PM 3/31/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000570

Doc Ref #: 47ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 18442 Carrier / service: POST 2PM 3/31/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000563

Doc Ref #: 47ED2010

PHILADELPHIA PA 19107

Document Receipt

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Trans # 18441 Carrier / service: POST 2PM 3/31/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000000556

Doc Ref #: 47ED2010

Document Receipt

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Trans # 18440 Carrier / service: POST 2PM 3/31/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000549

Doc Ref #: 47ED2010

HARRISBURG PA 17128



Document Receipt

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Trans # 18439 Carrier / service: POST 2PM 3/31/2010

Ship to: 18439

NCO PORTFOLIO MGT ASGNE OF  
CAPITAL

C/O EDWIN ABRAHAMSEN &  
ASSOCIATES

1729 PITTSOON AVENUE

SCRANTON PA 18505

Tracking #: 9171924291001000000532

Doc Ref #: 47ED2010

Document Receipt

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Trans # 18438 Carrier / service: POST 2PM 3/31/2010

Ship to: 18438

PA DEPT OF PUBLIC WELFARE

BUREAU OF CHILD SUPPORT  
PO BOX 2675

Tracking #: 9171924291001000000525

Doc Ref #: 47ED2010

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 47-10

DATE RECEIVED 3-31-10  
DOCKET AND INDEX 3-31-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>523625</u>

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

SALE DATE	<u>May 26, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 20, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 5</u>	
	2 <sup>ND</sup> WEEK <u>12</u>	
	3 <sup>RD</sup> WEEK <u>19, 10</u>	

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2009 ED AND CIVIL WRIT NO. 48 OF 2009 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 of lot of land, situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick in line of lot of Paul Hiday; THENCE by the same North 18 degrees, 30 minutes West, 344.2 feet to a corner in line of lot now or late of Hoffman Brothers; THENCE by the same, South 74 degrees, 45 minutes West, 100 feet to a corner in other lands now or late of the Grantor; THENCE by the same, South 18 degrees, 30 minutes East, 344.2 feet to a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick; THENCE by the same, North 74 degrees, 45 minutes East, 100 feet to a corner in line of land now or late of Paul Hiday, the PLACE OF BEGINNING.

Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AT TENANTS BY THE ENTIRETIES AND RECORDED 08/15/2006.

## 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 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 a 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](http://www.sheriffcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

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ALL that certain piece, parcel of lot of land, situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick in line of lot of Paul Hilday; THENCE by the same North 18 degrees, 30 minutes West, 344.2 feet to a corner in line of lot now or late of Hoffman Brothers; THENCE by the same, South 74 degrees, 45 minutes West, 100 feet to a corner in other lands now or late of the Grantor; THENCE by the same, South 18 degrees, 30 minutes East, 344.2 feet to a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick; THENCE by the same, North 74 degrees, 45 minutes East, 100 feet to a corner in line of land now or late of Paul Hilday, the PLACE OF BEGINNING.

Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AT TENANTS BY THE ENTIRETIES AND RECORDED 08/15/2006.

## 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 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 a 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2009 ED AND CIVIL WRIT NO. 48 OF 2009 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:

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Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AT TENANTS BY THE ENTIRETIES AND RECORDED 08/15/2006.

## 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 (5) 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.

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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](http://www.sheriffofcolumbiacounty.com)

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Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AT TENANTS BY THE ENTIRETIES AND RECORDED 08/15/2006.

## 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 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 a 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2009 ED AND CIVIL WRIT NO. 48 OF 2009 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 of lot of land, situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick in line of lot of Paul Hidlay; THENCE by the same North 18 degrees, 30 minutes West, 344.2 feet to a corner in line of lot now or late of Hoffman Brothers; THENCE by the same, South 74 degrees, 45 minutes West, 100 feet to a corner in other lands now or late of the Grantor; THENCE by the same, South 18 degrees, 30 minutes East, 344.2 feet to a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick; THENCE by the same, North 74 degrees, 45 minutes East, 100 feet to a corner in line of land now or late of Paul Hidlay, the PLACE OF BEGINNING.

Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AT TENANTS BY THE ENTIRETIES AND RECORDED 08/15/2006.

## TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at \$ 10). 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 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 a 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](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

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ALL that certain piece, parcel of lot of land, situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick in line of lot of Paul Hidlay; THENCE by the same North 18 degrees, 30 minutes West, 344.2 feet to a corner in line of lot now or late of Hoffman Brothers; THENCE by the same, South 74 degrees, 45 minutes West, 100 feet to a corner in other lands now or late of the Grantor; THENCE by the same, South 18 degrees, 30 minutes East, 344.2 feet to a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick; THENCE by the same, North 74 degrees, 45 minutes East, 100 feet to a corner in line of land now or late of Paul Hidlay, the PLACE OF BEGINNING.

Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

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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.

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**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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

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Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

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## TERMS OF SALE

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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 19116

Sheriff of Columbia County

Timothy T. Chamberlain

[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

vs.

BONNIE STOENIEF a/k/a BONNIE B.  
STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B.  
STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2009-CV-48

2010-ED-47

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: 3725 Old Berwick Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE

\$153,235.06

Interest From 03/14/2009  
Through Date of Sale

(Costs to be added)

Dated:

03.30.10

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

Deputy

Barbara N. Schutte  
Clerk

Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012





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 IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
**Mortgagor(s) and Record Owner(s)**  
3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-48

*2010-ED-47*

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$153,235.06

Interest from  
**03/14/2009** to Date of  
Sale at 11.6400%

(Costs to be added)

By:



GAILBUCK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gail McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Munha Pa. ID 61858

David Lein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

CLERK OF COURT'S OFFICE  
COLUMBIA COUNTY, PA

2010 MAR 30 A 11:29

PROTHONOTARY

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

vs.

BONNIE STOENIEF a/k/a BONNIE B.  
STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B.  
STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

In the Court of Common Pleas of  
Columbia County

No. 2009-CV-48

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

2010-ED-47

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: 3725 Old Berwick Road Bloomsburg, PA 17815

See Exhibit "A" attached

AMOUNT DUE \$153,235.06

Interest From 03/14, 2009  
Through Date of Sale

(Costs to be added)

Dated 03-30-10

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

Deputy Barbara R. Silvestri

Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012

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

117

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR IXIS 2006-HIE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B.  
STOENIEF

**(Mortgagor(s) and Record Owner(s))**

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-48

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HIE2, 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:

3725 Old Berwick Road  
Bloomsburg, PA 17815

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

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

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

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

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

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2009 MAR 30 A 11:28

RECEIVED



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

NCO PORTFOLIO MANAGEMENT ASGNE OF CAPITAL ONE  
c/o Edwin A. Abrahamsen & Associates  
1729 Pittson Avenue  
Scranton, PA 18505

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  
3725 Old Berwick Road  
Bloomsburg, PA 17815

(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: March 26, 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 IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B.  
STOENIEF

**(Mortgagor(s) and Record Owner(s))**

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-48

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE2, 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:

3725 Old Berwick Road  
Bloomsburg, PA 17815

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

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

RECEIVED  
2009 MAR 30 A 11:28  
CLERK OF COURT  
OFFICE  
OF THE JUDGE  
OF ORIGIN, PA

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

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
3725 Old Berwick Road  
Bloomsburg, PA 17815

EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
3725 Old Berwick Road  
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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

NCO PORTFOLIO MANAGEMENT ASSOCIATES OF CAPITAL ONE  
c/o Edwin A. Abrahamsen & Associates  
1729 Pittson Avenue  
Scranton, PA 18505

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  
3725 Old Berwick Road  
Bloomsburg, PA 17815

(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: March 26, 2010

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

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney ID.#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 FOR IXIS 2006-HF2  
4708 Mercantile Drive North  
Fort Worth, TX 76137  
Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
**Mortgagor(s) and Record Owner(s)**

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009-CV-48

**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: STOENIEF, BONNIE a/k/a BONNIE B. STOENIEF  
**BONNIE STOENIEF a/k/a BONNIE B. STOENIEF**  
3725 Old Berwick Road  
Bloomsburg, PA 17815

Your house at 3725 Old Berwick Road, Bloomsburg, PA 17815 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 \$153,235.06 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HF2 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 FOR IXIS 2006-HF2, 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](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at 888-325-3502 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 62521FC.

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR IXIS 2006-IIE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137  
Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
**Mortgagor(s) and Record Owner(s)**

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009-CV-48

**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: STOENIEF, EDWARD a/k/a EDWARD B. STOENIEF  
**EDWARD STOENIEF a/k/a EDWARD B. STOENIEF**  
3725 Old Berwick Road  
Bloomsburg, PA 17815

Your house at 3725 Old Berwick Road, Bloomsburg, PA 17815 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 \$153,235.06 obtained by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-IIE2 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 FOR IXIS 2006-IIE2, 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

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- 5). Call the Plaintiff (your lender) at 888-325-3502 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 62521FC.

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

**GOLDBECK McCAFFERTY & McKEEVER**

BY: MICHAEL T. MCKEEVER, ESQ.

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 IXIS 2006-HE2**

4708 Mercantile Drive North

Fort Worth, TX 76137

Plaintiff

vs.

**BONNIE STOENIEF a/k/a BONNIE B.  
STOENIEF**

**EDWARD STOENIEF a/k/a EDWARD B.  
STOENIEF**

Mortgagor(s) and Record Owner(s)

3725 Old Berwick Road

Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF Columbia COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term

No. 2009-CV-48

**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 Pulco Pa. ID 27615

*Attorneys for Plaintiff*

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney ID.#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 IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOENIET a/k/a BONNIE B. STOENIET  
EDWARD STOENIET a/k/a EDWARD B. STOENIET  
Mortgagor(s) and Record Owner(s)

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-48

**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 F. McKeever  
Attorney ID.#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 EXIS 2006 HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOENIEF a/k/a BONNIE B. STOENIEF  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF  
Mortgagor(s) and Record Owner(s)

3725 Old Berwick Road  
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-48

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By:



GOLDBECK McCAFFERTY & McKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61855  
David Tem Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney ID #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 IXIS 2006-HE2  
4708 Mercantile Drive North  
Fort Worth, TX 76137

Plaintiff

vs.

BONNIE STOIGNIEF a/k/a BONNIE B. STOIGNIEF  
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By:



GOLDBECK McCAFFERTY & McKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78970  
Kristina Muntha Pa. ID 61858  
David Fern Pa. ID 87678  
Thomas Panko Pa. ID 27615  
Attorneys for Plaintiff

ALL that certain piece, parcel of lot of land, situate in the Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick in line of lot of Paul Hidlay;

THENCE by the same North 18 degrees, 30 minutes West, 344.2 feet to a corner in line of lot now or late of Hoffman Brothers;

THENCE by the same, South 74 degrees, 45 minutes West, 100 feet to a corner in other lands now or late of the Grantor;

THENCE by the same, South 18 degrees, 30 minutes East, 344.2 feet to a corner on the north side of the right-of-way of the old state highway leading from Bloomsburg to Berwick;

THENCE by the same, North 74 degrees, 45 minutes East, 100 feet to a corner in line of land now or late of Paul Hidlay, the PLACE OF BEGINNING.

Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY  
TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE  
STOENIEF, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS AS TENANTS  
BY THE ENTIRETIES AND RECORDED 08/15/2006.

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Tax Parcel# 31-402-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

BEING THE SAME PREMISES BY DEED DATED 08/10/2006, GIVEN BY  
TERENCE J. BRENNAN, SINGLE TO EDWARD STOENIEF AND BONNIE  
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Tax Parcel# 31-4C2-026

Being known as: 3725 Old Berwick Road, Bloomsburg, PA 17815

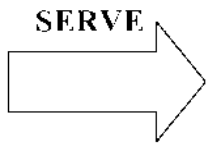
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# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>			
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2008-HF2		COURT NUMBER 2009-CV-48	
DEFENDANT/S/ BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a EDWARD B. STOENIEF		TYPE OF WRIT OR COMPLAINT EXECUTION	
<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> <b>SERVE</b>      <b>AT</b> </div> <div style="border: 1px solid black; padding: 5px; width: 80%;"> <div style="padding: 5px;">             NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  <b>BONNIE STOENIEF a/k/a BONNIE B. STOENIEF &amp; EDWARD STOENIEF a/k/a EDWARD B. STOENIEF</b> </div> <div style="padding: 5px;">             ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  <b>3725 Old Berwick Road, Bloomsburg, PA 17815</b> </div> </div> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <b>PLEASE POST HANDBILL</b> </div>			
SIGNATURE OF ATTORNEY <div style="text-align: center; margin-top: 10px;"> <b><i>Michael T. McKeever</i></b> </div>		TELEPHONE NUMBER (215) 627-1322	DATE March 26, 2010
ADDRESS OF ATTORNEY  <div style="margin-top: 10px;"> <b>GOLDBECK McCafferty &amp; McKEEVER</b>  <b>Suite 5000 – Mellon Independence Center</b>  <b>701 Market Street</b>  <b>Philadelphia, PA 19106</b> </div>			

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS 2006-HE2		COURT NUMBER 2009-CV-48
DEFENDANT/S/ BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a EDWARD B. STOENIEF		TYPE OF WRIT OR COMPLAINT EXECUTION



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
EDWARD STOENIEF a/k/a EDWARD B. STOENIEF

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
3725 Old Berwick Road, Bloomsburg, PA 17815

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  
March 26, 2010

ADDRESS OF ATTORNEY

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
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DEFENDANT/S/ BONNIE STOENIEF a/k/a BONNIE B. STOENIEF and EDWARD STOENIEF a/k/a EDWARD B. STOENIEF		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
BONNIE STOENIEF a/k/a BONNIE B. STOENIEF

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  
March 26, 2010

ADDRESS OF ATTORNEY

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

523625

**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

03/26/2010

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

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

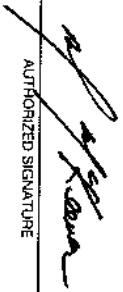
**TWO THOUSAND AND XX / 100**

DOLLARS

*Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815*

- MORTGAGE DISBURSEMENT ACCOUNT

MEMO  
*Stegnief*

  
AUTHORIZED SIGNATURE

⑈ 523625 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈