

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank WA VS Gene & Marilyn Smith

NO. 58-11 ED NO. 320-11 JD

DATE/TIME OF SALE: June 22 6:00

BID PRICE (INCLUDES COST) \$ 40,000

POUNDAGE - 2% OF BID \$ 800

TRANSFER TAX - 2% OF FAIR MKT \$ 800

MISC. COSTS \$ 0

TOTAL AMOUNT NEEDED TO PURCHASE \$ 41,600

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 41,600

LESS DEPOSIT: \$ 1,000.00

DOWN PAYMENT: \$ 0

TOTAL DUE IN 8 DAYS \$ 40,600.00

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



## Plaintiff

US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR CSFB HEAT 2006-7

vs.

## Defendant

MARLYN D BOYLES

### Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC  
200 SHEFFIELD STREET  
SUITE 301  
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, June 22, 2011

Writ of Execution No. : 2011CV320

Advance Sheriff Costs: 1,350.00

Location of the real estate: 26 BOYLES DRIVE, BLOOMSBURG, PA 17815

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	10.00
Crying Sale	10.00
Service	165.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	120.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,214.34
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	42.00
Copies	5.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 1,974.34**

## Municipal Costs

Current Taxes	438.49
Delinquent Taxes	5.00

**Total Municipal Costs 443.49**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs 55.00**

**Grand Total: 2,472.83**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CherryGate Sheriff-Tellers, Inc.



**pennsylvania**  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
PO BOX 280693  
HARRISBURG, PA 17128-0693

# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheet(s).

## A. CORRESPONDENT -All inquiries may be directed to the following person:

Name **Zucker, Goldberg & Ackerman, LLC**

Telephone Number **908-233-8500**

Street Address

**200 Sheffield Street**

City

**Mountainside**

State

**NJ**

Zip Code

**07092**

## B. TRANSFER DATA

Grantor(s)/Lessor(s)

**Sheriff of COLUMBIA County**

Grantee(s)/Lessee(s)

**US Bank National Association, as Trustee for CSFB HEAT 2006-7**

Street Address

**P.O. Box 380**

Street Address

**3476 Stateview Boulevard**

City

**Bloomsburg**

State

**PA**

Zip

**17815**

City

**Fort Mill**

State

**SC**

Zip

**29715**

## D. REAL ESTATE LOCATION

Street Address

**26 Boyles Drive**

City, Township, Borough

**Bloomsburg**

County

**COLUMBIA**

School District

Tax Parcel Number

**26-08-016-09**

## E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration

**\$2,922.83**

2. Other Consideration

**0**

3. Total Consideration

**= \$2,922.83**

4. County Assessed Value

**\$46,127.00**

5. Common Level Ratio Factor

**X 3.69**

6. Fair Market Value

**\$170,208.63**

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed

**100%**

1b. Percentage of Grantor's Interest in Real Estate

**100%**

1c. Percentage of Grantor's interest conveyed

**100%**

### Check Appropriate Box for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)

☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment)

☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)

☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.): 100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S.-1102-C.3 (1)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

**Ashleigh Levy Marin, Esquire**

Date

**07/11/2011**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDELLA  
BRIAN C. NICHOLAS  
STEVEN D. KROL  
CHRISTOPHER G. FORD  
DENISE CARLON  
CHRISTINE E. POTTER  
RYAN S. MALC  
JENEF K. CICCARELLI  
JAMES R. FREESWICK  
ASHLEIGH LEVY MARIN  
DOUGLAS J. McDONOUGH  
TIMOTHY J. ZIEGLER  
STEPHANIE WOLCHOK  
HYUN S. OH  
ELIZABETH P. RIZZO  
ROBERT D. BAILEY  
JAIME R. ACKERMAN

\* ALSO MEMBER OF NY, PA AND CA BAR  
O ALSO MEMBER OF NY AND ME BAR  
A ALSO MEMBER OF NY BAR  
E ALSO MEMBER OF PA BAR

**ZUCKER, GOLDBERG & ACKERMAN,  
LLC  
ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

*For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](http://zuckergoldberg.com/pr)*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥  
KIMBERLY A. BONNER, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

XCP-147406

July 11, 2011

Office of the Sheriff of Columbia County  
P.O. Box 380  
Bloomsburg, PA 17815

Re: **US Bank National Association, as Trustee for CSFB HEAT 2006-7**  
vs. **Marlyn D. Boyles**  
Premises: **26 Boyles Drive**  
**Bloomsburg, PA 17815**  
Docket No.: **2011-CV-320**  
Sale Date: **June 22, 2011**  
Sheriff Sale No:

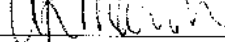
Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to **US Bank National Association, as Trustee for CSFB HEAT 2006-7, 3476 Stateview Boulevard, Fort Mill, SC 29715.**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits of Value and also a self-addressed, stamped envelope for return of the deed. Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:   
Scott A. Dietterick, Esquire- PA I.D. #55650  
Kimberly A. Bonner, Esquire- PA I.D. #89705  
Joel A. Ackerman- PA I.D. #202729  
Ashleigh Levy Marin- PA I.D. #306799  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
E-mail: [Office@zuckergoldberg.com](mailto:Office@zuckergoldberg.com)  
(908) 233-8500; (908) 233-1390 FAX

Enclosures

25968

Check Date 10/26/2011

Vendor COL005

Ref Nbr Matter ID

097789 147406

COLUMBIA COUNTY SHERIFF

Invoice Nbr

Invoice Date

10/26/2011

Requestor: ARO

Invoice Amount

1,422.83

Check # 025968

Amount Paid

1,422.83

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

025968

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

25968

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

One Thousand Four Hundred Twenty-Two and 83/100-----

DATE 10/26/2011

AMOUNT \$\*\*\*\*\*1,422.83

US Dollars

THE  
DER

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

147406;58-11 320-11 BOYLES

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

⑈025968⑈ ⑆021202337⑆ ⑆6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

LESS DEPOSIT:

DOWN PAYMENT:

TOTAL DUE IN 8 DAYS

\$

\$

\$ 1422.83

ZGA File

Statement Date

Sale Held

Client

Billed

Add'l Bill (RFND Due)

147406

10/26/11

Yes ☒ No

ASC

\$ 1422.83

**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

**EXECUTION NUMBER**  
2011CV320 (06/22/11)  
**DATE OF SALE**  
06/22/2011  
**AMOUNT**  
\$666.52

MR TIMOTHY T CHAMBERLAIN  
SHERIFF OF COLUMBIA COUNTY  
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER	
***-**-724	\$666.52
EMPLOYER EIN	
-	\$0.00
SALES TAX LICENSE NUMBER	
-	\$0.00
SOCIAL SECURITY NUMBER	
-	\$0.00

**DEFENDANT** MARLYN D BOYLES & GENE E BOYLES (DEC)

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242  
☐ Employer Withholding Tax, 72 P.S. § 7345  
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

**STATEMENT OF ACCOUNT**

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	5/24/2011	11CV-809	\$666.52
<b>TOTAL:</b>			<b>\$666.52</b>

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of  
Revenue     17   day of,   June 2011

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Daniel Meuser

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 2011CV320

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JUNE 22, 2011**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT IN ROW OF LINE TREES IN LINE OF LAND NOW OR FORMERLY OF WELDMAN ROBERTS, SAID ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY; THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY; THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3; THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER; THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDMAN ROBERTS; THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S, DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451. PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B. SHANER, HIS WIFE, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE,  
BLOOMSBURG, PA. 17815  
PROPERTY ADDRESS: 26 BOYLES DRIVE,  
BLOOMSBURG, PA. 17815

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 , County of Columbia and State of Pennsylvania, and was h, 1902, and has been published daily, continuously in said day and on the attached notice June 1, 8, 15, 2011 as printed ne of the officers or publisher or designated agent of the owner which legal advertisement was published; that neither the rested in the subject matter of said notice and advertisement e foregoing statement as to time, place, and character of

me this 15<sup>th</sup> day of June, 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDIELLA  
BRIAN C. NICHOLAS ◊  
STEVEN D. KROL  
CHRISTOPHER G. FORD  
DENISE CARLON Δ  
CHRISTINE E. POTTER  
RYAN S. MALC  
JENEE K. CICCARELLI Δ  
JAMES R. FREESWICK Δ  
ASHLEIGH L. LEVY E  
DOUGLAS J. McDONOUGH  
TIMOTHY J. ZIEGLER  
STEPHANIE WOLCHOK  
HYUN S. OH  
ELIZABETH P. RIZZO  
ROBERT D. BAILEY  
JAIME R. ACKERMAN ◊

\* ALSO MEMBER OF NY, PA AND CA BAR  
◊ ALSO MEMBER OF NY AND ME BAR  
Δ ALSO MEMBER OF NY BAR  
E ALSO MEMBER OF PA BAR

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures  
Please send your request to: zuckergoldberg.com/pr*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥  
KIMBERLY A. BONNER, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

XCP-147406

May 24, 2011

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

**Re:** US Bank National Association, as Trustee for CSFB HEAT 2006-7  
**vs.** Gene E. Boyles and Marlyn D. Boyles, his wife  
**Premises:** 26 Boyles Drive, Bloomsburg PA 17815.  
**Docket No.:** 2011-CV-320

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Daniel Schlesinger

Daniel Schlesinger, Legal Assistant  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
File No.: XCP-147406  
(908) 233-8500; (908) 233-1390 FAX

dsc  
enclosures

cc: Sheriff of Columbia County (w/encl.)



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for CSFB  
HEAT 2006-7,

Plaintiff,

vs.

Marlyn D. Boyles; Gene E. Boyles, Deceased

Defendants.

CIVIL DIVISION

NO.: 2011-CV-320

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE  
OF DEFENDANT/OWNER AND  
OTHER PARTIES OF INTEREST**

FILED ON BEHALF OF:

US Bank National Association, as Trustee for CSFB  
HEAT 2006-7

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650  
Kimberly A. Bonner, Esquire- PA I.D. #89705  
Joel A. Ackerman, Esquire- PA I.D. #202729  
Ashleigh L. Levy, Esquire- PA I.D. #306799

200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
(908) 233-1390 FAX  
[office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)  
File No.: XCP- 147406/dsc

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for CSFB HEAT 2006-7,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-320
	:	
vs.	:	
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendants.	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, US Bank National Association, as Trustee for CSFB HEAT 2006-7, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant, Gene E. Boyles, Deceased, and Marlyn D. Boyles, his wife, are the record owners of the real property.


2. On or about May 9, 2011, Defendant Marlyn D. Boyles was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of the mortgaged premises, being 26 Boyles Drive, Bloomsburg PA 17815. A true and correct copy of said Notice and Return of Service are marked Exhibit "A", attached hereto and made a part hereof.

3. On or about May 17, 2011, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendant/Owner and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: May 24, 2011

ZUCKER, GOLDBERG & ACKERMAN, LLC  
Attorneys for Plaintiff



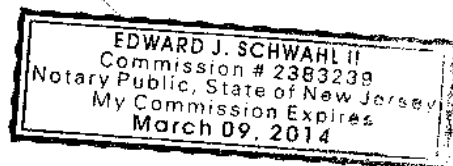
DANIEL SCHLESINGER  
Paralegal/Legal Assistant

Sworn to and subscribed before  
me this 24 day of May, 2011



Notary Public

MY COMMISSION EXPIRES:



# EXHIBIT A

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SHERIFF'S RETURN OF SERVICE

05/09/2011 05:49 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARLYN D BOYLES AT 26 BOYLES DRIVE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

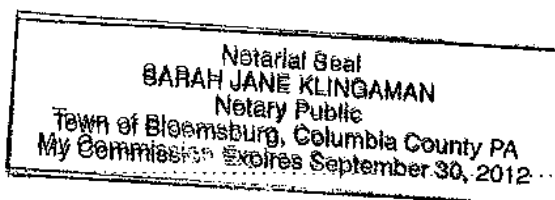
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

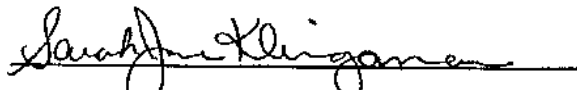
May 09, 2011

NOTARY

Affirmed and subscribed to before me this

9TH day of MAY, 2011





Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ

(c) CountySuite Sheriff, Teleosoft, Inc.

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
Plaintiff,	:	NO.: 2011-CV-320
vs.	:	
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
Defendants.	:	
	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Marlyn D. Boyles  
26 Boyles Drive  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street Bloomsburg, PA 17815 on June 22, 2011 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**26 Boyles Drive, Bloomsburg, PA, 17815**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2011-CV-320**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Marlyn D. Boyles; Gene E. Boyles, Deceased

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 4/11/11

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Levy, Esquire; PA I.D. #306799

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XCP-147406

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINES TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2;

THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY;

THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY;

THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3;

THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER;

THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDIN ROBERTS;

THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S., DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451.

PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B. SHANER, HIS WIFE,, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE, BLOOMSBURG, PA, 17815

Exhibit "A"

# **EXHIBIT B**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for CSFB	:	CIVIL DIVISION
HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
Defendant(s).	:	

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

UNKNOWN TENANT OR TENANTS  
26 Boyles Drive  
Bloomsburg, PA 17815

MERS AS NOMINEE FOR ACCREDITED HOME  
LENDERS  
PO Box 2026  
Flint, MI 48501-2026

UNKNOWN SPOUSE  
26 Boyles Drive  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX  
DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

COLUMBIA COUNTY DOMESTIC RELATIONS  
OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

MERS AS NOMINEE FOR ACCREDITED HOME  
LENDERS  
15090 Avenue of Science  
San Diego, CA 92128

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street  
Bloomsburg, PA 17815

On **06/22/2011 at 9:00am**, the following described real estate which Gene E. Boyles and Marlyn D. Boyles, his wife are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

26 Boyles Drive,  
Bloomsburg, PA 17815  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

Zucker, Goldberg & Ackerman, LLC  
XCP-147406  
147406D1004C05102011P1

The said Writ of Execution has been issued on a judgment in the action of

US Bank National Association, as Trustee for CSFB  
HEAT 2006-7

Plaintiff

vs.

Marlyn D. Boyles, et al

Defendant(s)

at EX. NO. 2011-CV-320 in the amount of \$116200.31 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN

Dated:

5/12/11

BY: 

Scott A. Dieterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Levy, Esquire; Pa I.D. #306799  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: XCP-147406  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC  
XCP-147406  
147406D1004C05102011P2

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

US Bank National Association, as Trustee for CSFB	:	CIVIL DIVISION
HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINES TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2;

THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY;

THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY;

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Zucker, Goldberg & Ackerman, LLC  
«Field2»-«Field1»  
«Field1»D1004C02/12/2008P3



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form is for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

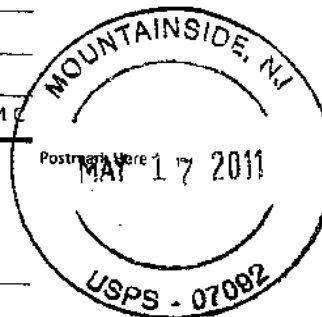
Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-147406/sde TEAM C

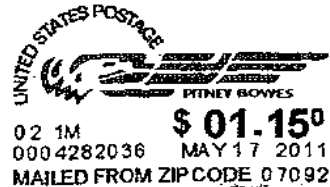
To: UNKNOWN TENANT OR TENANTS

26 Boyles Drive

Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: MERS AS NOMINEE FOR ACCREDITED HOME LENDERS

PO Box 2026

Flint, MI 48501-2026

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: MERS AS NOMINEE FOR ACCREDITED HOME LENDERS  
15090 Avenue of Science  
San Diego, CA 92128

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-147406/sde TEAM C

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XCP-147406/sde TEAM C

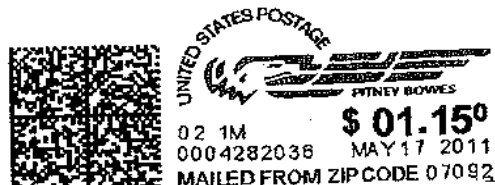
To: UNKNOWN SPOUSE

26 Boyles Drive

Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 05/24/2011

Fee: \$5.00

Cert. NO: 10253

BOYLES GENE E & MARLYN D  
26 BOYLES DRIVE  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 0293 -0152  
Location: 26 BOYLES DR  
Parcel Id: 26 -08 -016-09,000

Assessment: 46,127  
Balances as of 05/24/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Tim Chamberlain, Sheriff Per: dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 05/24/2011 09:02:00 AM

Owner: BOYLES GENE E & MARYLN D

Municipality: MT PLEASANT TWP

Parcel #: 26 -08 -016-09,000

26 BOYLES DRIVE

Property Desc:

BLOOMSBURG PA 17815

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
025662	G	\$277.83	04/30/2011	\$283.50	06/30/2011	\$311.85	08/31/2011
		Payment					
025662	S	\$60.80	04/30/2011	\$62.04	06/30/2011	\$68.24	08/31/2011
		Payment					
025662	R	\$52.03	04/30/2011	\$53.09	06/30/2011	\$58.40	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

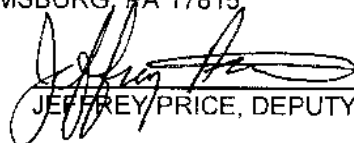


US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SHERIFF'S RETURN OF SERVICE

05/13/2011 01:40 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES  
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON  
THE REAL ESTATE LOCATED AT 26 BOYLES DRIVE, BLOOMSBURG, PA 17815.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

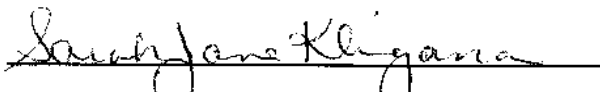
May 13, 2011

NOTARY

Affirmed and subscribed to before me this

13TH day of MAY, 2011

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



Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ

Notary Public - State of New Jersey

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	SEJP
Manner:	< Not Specified >	Expires:	
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	26 BOYLES DRIVE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	05/13/16
Time:	1340
Deputy:	6
Mileage:	

### Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC
Phone:	908-233-8500

### Service Attempts:

Date:	05/13/16					
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

NO EXPIRATION

26 BOYLES DRIVE, BLOOMSBURG, PA 17815

2011CV320

(POSTING)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SHERIFF'S RETURN OF SERVICE

05/09/2011 05:49 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARLYN D BOYLES AT 26 BOYLES DRIVE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

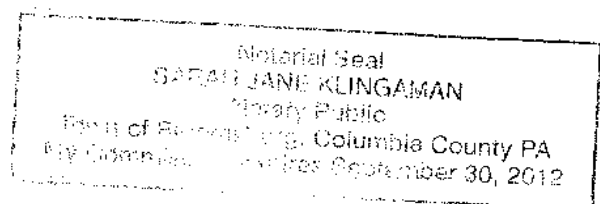
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

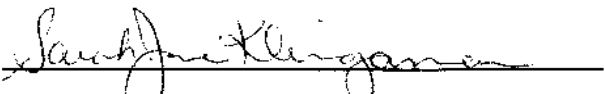
May 09, 2011

NOTARY

Affirmed and subscribed to before me this

9TH day of MAY, 2011





Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	MARLYN D BOYLES
<b>Primary Address:</b>	26 BOYLES DRIVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Marlyn D Boyles		
<b>Relation:</b>	Def		
<b>Date:</b>	05-05-11	<b>Time:</b>	1749
<b>Deputy:</b>	14	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

<b>Date:</b>	4-21-11					
<b>Time:</b>	1905					
<b>Mileage:</b>						
<b>Deputy:</b>	14					

### Service Attempt Notes:

1. Not Home
- 2.
- 3.
- 4.
- 5.
- 6.

EXP: 05/20/2011

26 BOYLES DRIVE, BLOOMSBURG, PA 17815

2011CV320

BOYLES, MARLYN D



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 04/29/2011

Fee: \$5.00

Cert. NO: 10159

BOYLES GENE E & MARLYN D  
26 BOYLES DRIVE  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 0293 -0152  
Location: 26 BOYLES DR  
Parcel Id: 26 -08 -016-09.000

Assessment: 46,127  
Balances as of 04/29/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Per: \_\_\_\_\_  
Sheriff

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 04/29/2011 09:20:52 AM

Owner: BOYLES GENE E & MARLYN D

Municipality: MT PLEASANT TWP

Parcel #: 26 -08 -016-09,000

26 BOYLES DRIVE

Property Desc:

BLOOMSBURG PA 17815

Bill #		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
025662	G	\$277.83	04/30/2011	\$283.50	06/30/2011	\$311.85	08/31/2011
		Payment					
025662	S	\$60.80	04/30/2011	\$62.04	06/30/2011	\$68.24	08/31/2011
		Payment					
025662	R	\$52.03	04/30/2011	\$53.09	06/30/2011	\$58.40	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

TW  
Signature

4/29/11  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Central Columbia SD
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815
<b>Phone:</b>	570-784-2850
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted <u>Other</u>		
<b>Adult In Charge:</b>	Nicole Bower		
<b>Relation:</b>	Tax Collector		
<b>Date:</b>	4/26/11	<b>Time:</b>	12:15
<b>Deputy:</b>	60	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 05/20/2011

2011CV320

CENTRAL COLUMBIA SD

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	05/20/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	COLUMBIA COUNTY TAX CLAIM	
Primary Address:	PO BOX 380 BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Heather Hyatt	
Relation:	Clerk	
Date:	04/26/11	Time: 09:50
Deputy:	6 Price	Mileage:

### Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500
-------	----------------------------------	--------	--------------

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 05/20/2011

PO BOX 380, BLOOMSBURG, PA 17815

2011CV320

COLUMBIA COUNTY TAX

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
vs.  
MARLYN D BOYLES

Case Number  
2011CV320

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/20/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	DOMESTIC RELATIONS
<b>Primary Address:</b>	28 PERRY AVE BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>		
<b>Adult In Charge:</b>	Dot Frank		
<b>Relation:</b>	Secretary		
<b>Date:</b>	4/25/11	<b>Time:</b>	1625
<b>Deputy:</b>	6 Price	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

EXP: 05/20/2011

28 PERRY AVE, BLOOMSBURG, PA 17815

2011CV320

DOMESTIC RELATIONS

# REAL ESTATE OUTLINE

ED # 58-11

DATE RECEIVED 4-15-11  
DOCKET AND INDEX 4-15-11

## 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 <del>\$1,350.00</del> OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>19565</u>

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

SALE DATE	<u>June 22, 11</u>	TIME <u>8:00</u>
POSTING DATE	<u>May 16, 2011</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>June 1</u>	
	2 <sup>ND</sup> WEEK <u>2</u>	
	3 <sup>RD</sup> WEEK <u>5</u>	

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV320

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, JUNE 22, 2011**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINE TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2; THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY; THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY; THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3; THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER; THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDIN ROBERTS; THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S., DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451.

PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B.

SHANER, HIS WIFE, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE, BLOOMSBURG, PA, 17815

PROPERTY ADDRESS: 26 BOYLES DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-08-016-09

Seized and taken into execution to be sold as the property of MARLYN D BOYLES in suit of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7.

**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 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 to either 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 the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

**Attorney for the Plaintiff:**  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
MOUNTAIN SIDE, NJ 908-233-8500

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

US Bank National Association, as Trustee for  
CSFB HEAT 2006-7,

Plaintiff,

vs.

Marlyn D. Boyles; Gene E. Boyles, Deceased

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-320

Execution No.: 2011-ED-58

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$116,200.31
Interest from 04/08/2011 to date of sale	\$4,816.80

**Total \$121,017.11  
plus costs to be added**

Prothonotary:

By:

Clerk

Date:

**Prothonotary** **Clerk**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINES TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2;

THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY;

THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY;

THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3;

THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER;

THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDIN ROBERTS;

THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S., DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451.

PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B. SHANER, HIS WIFE,, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE, BLOOMSBURG, PA, 17815

Exhibit "A"

Document Receipt

---

Trans # 21539 Carrier / service: POST 2PM 4/19/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000008606

Doc Ref #: 58ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 21538 Carrier / service: POST 2PM 4/19/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000008590

Doc Ref #: 58ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 21537 Carrier / service: POST 2PM 4/19/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000008583

Doc Ref #: 58ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 21536 Carrier / service: POST 2PM 4/19/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000008576

DEPARTMENT 281230

Doc Ref #: 58ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 21535 Carrier / service: POST 2PM 4/19/2011

Ship to: 21535

PA DEPT OFREVENUE

INHERITANCE TAX DIVISION

DEPT 280601

Tracking #: 9171924291001000008569

Doc Ref #: 58ED2011

HARRISBURG PA 17128



Document Receipt

---

Trans # 21534 Carrier / service: POST 2PM 4/19/2011

Ship to: 21534

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000008552

Doc Ref #: 58ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 21532 Carrier / service: POST 2PM 4/19/2011

Ship to: 21532

MERS AS NOMINEE FOR ACCREDITED

HOME LENDERS

PO BOX 2026

Tracking #: 9171924291001000008545

Doc Ref #: 58ED2011

FLING MI 92128

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

58-11

**AFFIDAVIT PURSUANT TO RULE 3129.1**

US Bank National Association, as Trustee for CSFB HEAT 2006-7, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 26 Boyles Drive, Bloomsburg, PA 17815.

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

GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE  
26 Boyles Drive  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

MARLYN D. BOYLES  
26 Boyles Drive  
Bloomsburg, PA 17815

GENE E. BOYLES, DECEASED

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
Plaintiff

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-7  
Plaintiff

MERS AS NOMINEE FOR ACCREDITED HOME LENDERS  
PO Box 2026  
Flint, MI 48501-2026  
AND  
15090 Avenue of Science  
San Diego, CA 92128

5. Name and Address of every other person who has any record lien on the property:

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
26 Boyles Drive  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
26 Boyles Drive  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

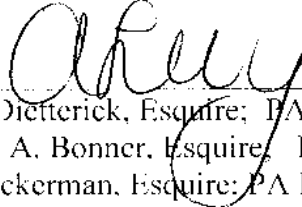
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER GOLDBERG & ACKERMAN, L.L.C

Dated:

4/11/11

BY:



Scott A. Dieterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Levy, Esquire; PA I.D. #306799  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XCP-147406  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINES TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2;

THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY;

THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY;

THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3;

THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER;

THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDIN ROBERTS;

THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S., DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451.

PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B. SHANER, HIS WIFE,, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE, BLOOMSBURG, PA, 17815

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN ROW OF LINES TREES IN LINE OF LAND NOW OR FORMERLY OF WELDIN ROBERTS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 2;

THENCE ALONG THE SOUTHERN LINE OF LOT NO. 2 SOUTH 70 DEGREES WEST 244.44 FEET TO A POINT IN THE EASTERN LINE OF A TURN AROUND AREA OF A PRIVATE RIGHT-OF-WAY;

THENCE ON A CURVE ALONG SAID RIGHT-OF-WAY AREA WITH CURVE HAVING A RADIUS OF 50 FEET MARKED FROM THE CENTER POINT OF THE TURN AROUND AREA HAVING AN ARC LENGTH OF 120.59 FEET TO A POINT ON THE SOUTHERN LINE OF A PRIVATE RIGHT-OF-WAY;

THENCE ALONG ANOTHER CURVE HAVING A RADIUS OF 25.00 FEET AND AN ARC OF 21.02 FEET TO A POINT IN SAID RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 70 DEGREES WEST 50.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NO. 3;

THENCE ALONG THE EASTERN LINE OF LOT NO. 3, SOUTH 20 DEGREES EAST 266.67 FEET TO A POINT IN LINE OF OTHER LANDS OF CARL AND HELEN SHANER;

THENCE ALONG LAND OF SHANER NORTH 83 DEGREES EAST 300.84 FEET TO A ROW OF LINE TREES IN LINE OF LAND OF WELDIN ROBERTS;



THENCE ALONG ROW OF LINE TREES NORTH 3 DEGREES 23 MINUTES 15 SECONDS WEST 375.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT NO. 2, BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.509 ACRES AND BEING DESIGNATED AS LOT NO. 4 ON SURVEY PREPARED BY DENNIS R. PETERS, R/S., DATED JUNE 19, 1978 AND REVISED JULY 12, 1978 AND AUGUST 10, 1978 AND RECORDED IN COLUMBIA COUNTY MAP BOOK 4 PAGE 451.

PARCEL NO. 26-08-016-09

BEING THE SAME PREMISES WHICH CARL A. SHANER AND HELEN B. SHANER, HIS WIFE,, BY DEED DATED JUNE 19, 1978 AND RECORDED JUNE 22, 1979 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 293, PAGE 152, GRANTED AND CONVEYED UNTO GENE E. BOYLES AND MARLYN D. BOYLES, HIS WIFE.

PROPERTY KNOWN AS 26 BOYLES DRIVE, BLOOMSBURG, PA, 17815

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

US Bank National Association, as Trustee for	:	CIVIL DIVISION
CSFB HEAT 2006-7,	:	
	:	NO.: 2011-CV-320
Plaintiff,	:	
vs.	:	Execution No.:
	:	
Marlyn D. Boyles; Gene E. Boyles, Deceased	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

4/11/11

By:



Scott A. Dietterick, Esquire: PA I.D. #55650  
Kimberly A. Bonner, Esquire: PA I.D. #89705  
Joel A. Ackerman, Esquire: PA I.D. #202729  
Ashleigh L. Levy, Esquire: PA I.D. #306799  
Atty File No.: XCP-147406  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
(908) 233-8500; (908) 233-1390 FAX

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2011-CV-320  
PLAINTIFF: US Bank National Association, as Trustee for CSFB HEAT 2006-7  
DEFENDANT(S): Marlyn D. Boyles; Gene E. Boyles, Deceased  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 26 Boyles Drive, Bloomsburg, PA 17815

Sir: ☒ Please **POST** the Handbill and Notice of Sale at the above Mortgaged Premises.

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Daniel Schlesinger  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092**

Dated: April 7, 2011

Zucker, Goldberg & Ackerman, LLC

By: Ashleigh L. Levy  
Ashleigh L. Levy, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XCP-147406

For office use only:

C\_147406 SRELE C

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2011-CV-320  
PLAINTIFF: US Bank National Association, as Trustee for CSFB HEAT 2006-7  
DEFENDANT(S): Marlyn D. Boyles; Gene E. Boyles, Deceased  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 26 Boyles Drive, Bloomsburg, PA 17815

Sir: ☒ **Please serve Defendant, Marlyn D. Boyles, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Daniel Schlesinger  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: April 7, 2011

By: Ashleigh L. Levy  
Ashleigh L. Levy, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XCP-147406

For office use only:

C 147406 SRE1 C

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

19565

019565

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINVIEW, NJ 07092

PH. 908-233-8500

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

AMOUNT  
\$\*\*\*\*\*1,500.00

DATE  
4/8/2011

US Dollars

One Thousand Five Hundred and 00/100-----

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

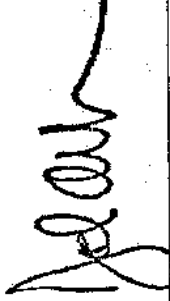
P.O. BOX 380

BLOOMSBURG, PA 17815

United States

SHERIFF ADVANCE/147406

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈019565⑈ ⑆021202337⑆ ⑆6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT