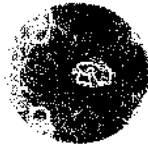


**PARKER MCCAY**

**ATTORNEYS AT LAW**

9000 MIDLANTIC DRIVE

P.O. BOX 5054  
MOUNT LAUREL, NJ 08054



55-136312

**TD Bank**  
America's Most Convenient Bank®

46961

DATE	01-22-13
AMOUNT	\$548.70

\*\*\*FIVE HUNDRED FORTY-EIGHT AND 70/100 USD

**SHERIFF OF COLUMBIA COUNTY**

PAY  
TO THE  
ORDER OF

CLIENT DISBURSEMENT ACCOUNT  
VOID AFTER 6 MONTHS

AUTHORIZED SIGNATURE

⑈046961⑈ ⑆031201360⑆ 7869233804⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/23/2012	Advance Fee	Advance Fee	39884	\$0.00	\$1,350.00
05/23/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/23/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/23/2012	Crying Sale			\$10.00	\$0.00
05/23/2012	Docketing			\$15.00	\$0.00
05/23/2012	Levy			\$15.00	\$0.00
05/23/2012	Mailing Costs			\$78.00	\$0.00
05/23/2012	Posting Handbill			\$15.00	\$0.00
05/23/2012	Press Enterprise Inc.			\$1,079.70	\$0.00
05/23/2012	Sheriff Automation Fund			\$50.00	\$0.00
05/23/2012	Web Posting			\$100.00	\$0.00
08/03/2012	Service			\$255.00	\$0.00
08/03/2012	Service Mileage			\$40.00	\$0.00
08/03/2012	Copies			\$8.50	\$0.00
08/03/2012	Notary Fee			\$15.00	\$0.00
08/03/2012	Tax Claim Search			\$5.00	\$0.00
08/03/2012	Surcharge			\$180.00	\$0.00
				\$1,898.70	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(548.70)</b>	

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Chandra Arkema

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** November 14, 2012

**Re:** Schaffer, Eric

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

• **Comments:** I received your stay for this foreclosure, attached is a cost sheet showing a balance due of \$548.70.

# PARKER McCAY

ATTORNEYS AT LAW

Parker McCay P.A.  
9000 Midland Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054

P: 856-596-8900  
F: 856-596-0631  
www.parkermccay.com

Foreclosure/Bankruptcy Dept.  
P: 856-810-6815  
F: 856-596-3427

November 6, 2012

Via Fax #570-389-5625

File No. 14871-11-04559-0751

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Schaffer, Eric T., et als. Ads. Deutsche Bank National Trust, et als.  
Docket No.: 2012-CV-252  
Property: 364 Stevens Hill Rd., Benton, PA 17814

Dear Sir or Madam:

We represent the plaintiff, Deutsche Bank National Trust, et als and would request that the Sheriff's Sale in this matter scheduled for **November 14, 2012** be **STAYED** as our client has instructed us to close our file. At this time, no funds have been collected by the Plaintiff.

Thank you for your anticipated cooperation. Should you have any questions, please do not hesitate to contact my paralegal, Diana Hewitt at 856-596-8900 x 6049.

Very truly yours,

  
CHANDRA M. ARKEMA

CMA/dmh

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

**Defendant**  
ERIC SCHAFER  
CARRIE SCHAFER

**Attorney for the Plaintiff:**  
PARKER MCCAY  
7001 LINCILN DRIVE  
MARLTON, NJ 08053

**Sheriff's Sale Date:** Wednesday, August 8, 2012

**Writ of Execution No. :** 2012CV252

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 364 STEVENS HILL ROAD, BENTON, PA 17814

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,079.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

**Total Sheriff Costs** \$2,068.70

## Distribution Costs

~~Recording Fees~~ ~~\$55.00~~

**Total Distribution Costs** \$55.00

**Grand Total:** \$2,123.70

1876.70

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)

© 2000 by Sheriff's Office, Inc.



Parker McCay P.A.  
8000 Midlantic Drive, Suite 300  
P.O. Box 6054  
Mount Laurel, New Jersey 08054

P: 856-686-8900  
F: 856-686-8631  
www.parkermccay.com

August 28, 2012

File No. 14871-11-04559-0751

Via Fax #570-389-5625

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Schaffer, Eric T., et als. Ads. Deutsche Bank National Trust, et als.  
Docket No.: 2012-CV-252  
Property: 364 Stevens Hill Rd., Benton, PA 17814

Dear Sir or Madam:

We represent the plaintiff, Deutsche Bank National Trust, et als and would request that the Sheriff's Sale in this matter scheduled for September 5, 2012 be **POSTPONED** to November 14, 2012. Please send confirmation of scheduling to our office at you earliest convenience.

Thank you for your anticipated cooperation. Should you have any questions, please do not hesitate to contact my paralegal, Diana Hewitt at 856-596-8900 x 6049.

Very truly yours,

A handwritten signature in black ink that reads "Chandra Arkema". Below the signature, the name "CHANDRA M. ARKEMA" is printed in a bold, all-caps, sans-serif font.  
CHANDRA M. ARKEMA

CMA/dmh



Parker McCay P.A.  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054

P: 856-596-8900  
F: 856-596-9631  
www.parkermccay.com

Foreclosure/Bankruptcy Dept.  
P: 856-810-5815  
F: 856-596-3427

August 17, 2012

File No. 14871-11-04559

Sheriff of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

Re: Eric T. Schaffer, et al ads Deutsche Bank National Trust Company et. al.  
Docket No. 2012-CV-252

Dear Sir/Madam:

Enclosed please find a copy of the Affidavit Pursuant to PaR.C.P. 3129.2 filed with the Columbia County Prothonotary's office.

***\*\*Sheriff's Sale is currently scheduled for September 5, 2012\*\****

If you have any questions regarding the enclosed, please do not hesitate to contact me.

Very truly yours,

CHANDRA M. ARKEMA

CMA\vt  
Enclosures

**PARKER McCAY P.A.**

By: Chandra M. Arkema, Esquire  
Attorney ID# 203437  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054  
(856) 810-5815  
Attorney for Plaintiff  
File #:14871-11-04559

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

**Deutsche Bank National Trust Company, as  
Trustee for HIS Asset Securitization  
Corporation Trust 2006-OPT2, Mortgage  
Pass-Through Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
: FEBRUARY TERM, 2012  
: NO.: 2012-CV-252  
:  
: CIVIL ACTION  
: MORTGAGE FORECLOSURE**

**AFFIDAVIT PURSUANT TO PaR.C.P. 3129.2**

STATE OF NEW JERSEY :  
SS:  
COUNTY OF BURLINGTON :

I, Chandra M. Arkema, Esquire, of full age, being duly sworn according to law, upon my oath,  
depose and say,

1. True and correct copies of the Writ of Execution and Notice of Sheriff's Sale were served on  
Defendants, Eric T. Schaffer and Carrie O. Schaffer, by the Columbia County Sheriff on June 13, 2012, at  
364 Stevens Hill Road, Benton, PA 17814, as is evidenced by the Sheriff's Return of Service which is  
attached hereto and made a part hereof as Exhibit "A".



2. True and correct copies of the Sheriff's Handbill of Sale were posted on the mortgaged premises at 364 Stevens Hill Road, Benton, PA 17814, on July 5, 2012, as is evidenced by the Sheriff's Return of Service which is attached hereto and made a part hereof as Exhibit "B".

3. True and correct copies of the Notice of Sheriff's Sale of Real Estate to Lienholders, and other applicable notices with reference to the scheduled Sheriff's sale, were sent to the following parties of interest on May 30, 2012 via first class mail, postage prepaid with certificates of mailing which are attached hereto and made a part hereof as Exhibit "C".

**Eric T. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Deutsche Bank National Trust Company,  
as Trustee for HSI Asset Securitization  
Corporation Trust 2006-OPT2, Mortgage  
Pass-Through Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Colorado Capital Investments, Inc.  
As Assignee of Washington Mutual Bank  
c/o Joel M. Flink, Esquire  
1001 E. Hector Street  
Ste. 220  
Conshohocken, PA 19428**

**North Star Capital Acquisition LLC  
c/o David J. Apothaker  
520 Fellowship Road C306  
Mount Laurel, NJ 08054**

**Deutsche Bank National Trust Company as Trust  
for HSI Asset Securitization Corporation 2006-OPT2  
Mortgage Pass-Through Certificates, Series 2006-OPT2  
3 Ada  
Irvine, CA 92618**

**Arrow Financial Services LLC  
c/o Joel M. Flink, Esquire  
1001 E. Hector Street  
Suite 220  
Conshohocken, PA 19428**

**Arrow Financial Services LLC  
c/o David J. Apothaker  
520 Fellowship Road C306  
Mount Laurel, NJ 08054**

**Capital One Bank  
c/o Arthur Lashin  
123 S. Broad Street  
Suite 1600  
Philadelphia, PA 19109-1003**

**Asset Acceptance, LLC, Assignee of HSBC  
Bank Nevada, N.A.  
c/o Joel M. Flink, Esquire  
1001 E. Hector Street  
Suite 220  
Conshohocken, PA 19428**

**Asset Acceptance, LLC Assignee of Chase Bank  
c/o Joel M. Flink, Esquire  
1001 E. Hector Street  
Suite 220  
Conshohocken, PA 19428**

**Columbia County Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815**

**Domestic Relations Division  
Court of Common Pleas, Columbia County  
11 West Main Street  
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare  
333 Health and Welfare Building  
Harrisburg, PA 17105**

**Township of Sugarloaf  
(County/Township)  
Shirley Lockard  
541 Camp Levigne Road  
Benton, PA 17814**

**Township of Sugarloaf  
(school)  
Shirley Lockard  
541 Camp Levigne Road  
Benton, PA 17814**

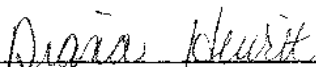
**Tenant / Occupant  
364 Stevens Hill Road  
Benton, PA 17814**

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. Section 4909 relating to unsworn falsification to authorities.



CHANDRA M. ARKEMA, ESQUIRE  
Atty ID# 203437  
Attorney for Plaintiff

Sworn to and subscribed  
Before me this 8<sup>th</sup> day  
of August 2012.



Notary Public

DIANA HEWITT

Notary Public

State of New Jersey

My Commission Expires Sept. 30, 2013

# EXHIBIT “A”

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

06/13/2012 08:25 PM - DEPUTY JEFFREY PRICE, 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: CARRIE SCHAFFER AT 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

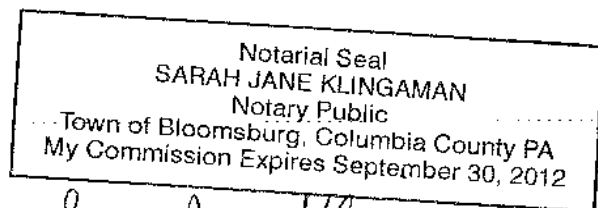
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

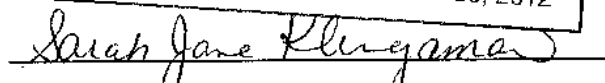
June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012





Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

06/13/2012 08:25 PM - DEPUTY JEFFREY PRICE, 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: ERIC SCHAFFER AT 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012

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



Plaintiff Attorney: PARKER MCCAY, 7001 LINCOLN DRIVE, MARLTON, NJ 08053

(c) CountySuite Sheriff® Telesoft, Inc.

## EXHIBIT “B”

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

07/05/2012 09:30 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 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

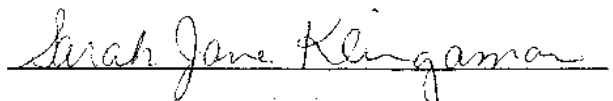
July 05, 2012

NOTARY

Affirmed and subscribed to before me this

5TH day of JULY, 2012

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

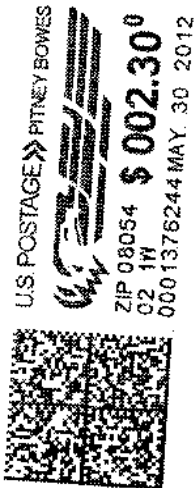


Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

org/ColumbiaCountySheriff/Telephone.htm



# EXHIBIT “C”



**Name and Address of Sender**

PARKER McCAY, PA  
9000 Midlantic Drive, Suite 300, P.O. Box 5054  
Mount Laurel, NJ 08053

**Check type of mail or service:**

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

**Affix Stamp Here**

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

Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value	Insured Value	SH Fee	RD Fee	RR Fee
1	7196900891141469596	Eric T. Schaffer 364 Stevens Hill Road Benton, PA 17814								
2	7196900891141469607	Carrie O. Schaffer 364 Stevens Hill Road Benton, PA 17814								
3		Eric T. Schaffer 364 Stevens Hill Road Benton, PA 17814								
4		Carrie O. Schaffer 364 Stevens Hill Road Benton, PA 17814								
5										
6										
7										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable for Express Mail merchandise is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5000 to specific registered mail pieces. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual 6000, 6013, and 6021 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.						

U.S. POSTAGE PITNEY BOWES



ZIP 08054 \$001.15<sup>0</sup>  
02 1W  
0001376244 MAY 30 2012



**Affix Stamp Here**  
(If issued as a certificate of mailing, or for additional copies of this bill)  
**Postmark and Date of Receipt**

**Check type of mail or service:**  
☐ Registered ☐ Express Mail  
☐ Insured ☐ Recorded Delivery (International)  
☐ Certified ☐ Return Receipt for Merchandise

**Name and Address of Sender**  
PARKER McCAY, PA  
9000 Midlantic Drive, Suite 300, P.O. Box 5054  
Mount Laurel, NJ 08053

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	SH Fee	RD Fee	RR Fee
1		<b>Tenant / Occupant</b> 364 Stevens Hill Road Benton, PA 17814								
2										
3										
4										
5										
6										
7										

**Total Number of Pieces Listed by Sender** 1

**Total Number of Pieces Received at Post Office** 1

**Postmaster, Per (Name of receiving employee)** *[Signature]*

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5000 to insure that registered all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.



U.S. POSTAGE  
ZIP 08054 \$008.05  
02 1W  
0001376244 MAY 30 2012

U.S. POSTAGE  
ZIP 08054 \$008.05  
02 1W  
0001376244 MAY 30 2012

U.S. POSTAGE  
ZIP 08054 \$008.05  
02 1W  
0001376244 MAY 30 2012

U.S. POSTAGE  
ZIP 08054 \$008.05  
02 1W  
0001376244 MAY 30 2012

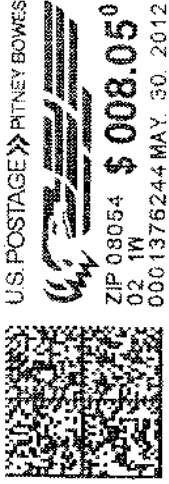
U.S. POSTAGE  
ZIP 08054 \$008.05  
02 1W  
0001376244 MAY 30 2012

Line	Article Number	Name and Address of Sender	Check type of mail or service: <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Certified <input type="checkbox"/> Return Receipt for Merchandise	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	SH Fee	RD Fee	RR Fee
1		PARKER McCAY, PA 9000 Midlantic Drive, Suite 300, P.O. Box 5054 Mount Laurel, NJ 08053									
2		Asset Acceptance, LLC, Assignee of Bank Nevada, N.A. c/o Joel M. Flink, Esquire 1001 E. Hector Street Suite 220 Conshohocken, PA 19428									
3		Asset Acceptance, LLC Assignee of c/o Joel M. Flink, Esquire 1001 E. Hector Street Suite 220 Conshohocken, PA 19428									
4		Columbia County Tax Claim 11 West Main Street Main Street County Annex Bloomsburg, PA 17815									
5		Domestic Relations Division Court of Common Pleas, Columbia Cou 11 West Main Street Bloomsburg, PA 17815									
6		Commonwealth of Pennsylvania Department of Welfare 333 Health and Welfare Harrisburg, PA 17105 Township of Sugarloaf (County/Township) Shirley Lockard 541 Camp Levisne Road Benton, PA 17814									
7		Township of Sugarloaf (school) Shirley Lockard 541 Camp Levisne Road Benton, PA 17814									
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office									
7		7									

Postmaster: Per (Name of receiving employee)

Complete by Typewriter, Ink, or Ball Point Pen

14871-11-04559 Schaffer vt



**Affix Stamp Here**  
(If issued as a certificate of mailing, or for additional copies of this bill)  
Postmark and Date of Receipt

Check type of mail or service:  
☐ Registered ☐ Express Mail  
☐ Insured ☐ Recorded Delivery (International)  
☐ Certified ☐ Return Receipt for Merchandise

Line	Name and Address of Sender	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	SH Fee	RD Fee	RR Fee
1	PARKER McCAY, PA 9000 Midlantic Drive, Suite 300, P.O. Box 5054 Mount Laurel, NJ 08053		Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation Trust 2006-0PT2, Mortgage Pass-Through Certificates, Series 2006- 4875 Belfort Road, Suite 130 Jacksonville, FL 32256								
2			Colorado Capital Investments, Inc. As Assignee of Washington Mutual Bank c/o Joel M. Flink, Esquire 1001 E. Hector Street, Ste. 220 Conshohocken, PA 19428								
3			North Star Capital Acquisition LLC c/o David J. Apothaker 520 Fellowship Road C306 Mount Laurel, NJ 08054								
4			Deutsche Bank National Trust Company as Trust for HSI Asset Securitization Corporation 2006-0PT2 Mortgage Pass-Through Certificates, Series 2006- 3 Ada Irvine, CA 92618								
5			Arrow Financial Services LLC c/o Joel M. Flink, Esquire 1001 E. Hector Street Suite 220 Conshohocken, PA 19428								
6			Arrow Financial Services LLC c/o David J. Apothaker 520 Fellowship Road C306 Mount Laurel, NJ 08054								
7			Capital One Bank c/o Arthur Lashin 123 S. Broad Street Suite 1600 Philadelphia, PA 19109-1003								
Total Number of Pieces Listed by Sender		7	Total Number of Pieces Received at Post Office		7						

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise is \$500, but optional Express Mail Services merchandise insurance is available for up to \$5000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and CDD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Special Handling  
Restricted Delivery  
Return Receipt



Foreclosure/Bankruptcy Dept.  
P: 868-810-5815  
F: 868-598-3427

August 6, 2012

File No. 14871-11-04559/0751

Via Fax #570-389-5625

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Schaffer, Eric T., et als. Ads. Deutsche Bank National Trust, et als.  
Docket No.: 2012-CV-252  
Property: 364 Stevens Hill Rd., Benton, PA 17814

Dear Sir or Madam:

We represent the plaintiff, Deutsche Bank National Trust, et als and would request that the Sheriff's Sale in this matter scheduled for August 8, 2012 be **POSTPONED** to **September 5, 2012**. Please send confirmation of scheduling to our office at you earliest convenience.

Thank you for your anticipated cooperation. Should you have any questions, please do not hesitate to contact my paralegal, Diana Hewitt at 856-596-8900 x 6049.

Very truly yours,

  
CHANDRA M. ARKEMA

CMA/dmh

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY

vs.

**Defendant**  
ERIC SCHAFFER  
CARRIE SCHAFFER

**Attorney for the Plaintiff:**  
PARKER MCCAY  
7001 LINCILN DRIVE  
MARLTON, NJ 08053

**Sheriff's Sale Date:** Wednesday, August 8, 2012

**Writ of Execution No. :** 2012CV252

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 364 STEVENS HILL ROAD, BENTON, PA 17814

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,079.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$255.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$180.00

**Total Sheriff Costs** **\$2,068.70**

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

**Total Distribution Costs** **\$55.00**

---

**Grand Total:** **\$2,123.70**

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)

© Columbia County Sheriff's Office, 2012

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs Eric & Carrie Schaffer

NO. 76-2012 ED NO. 258 2012 JD

DATE/TIME OF SALE: Aug. 8 10:00 AM

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 \$ \_\_\_\_\_



# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>255.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>78.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
— MILEAGE	\$ <u>40.00</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>8.50</u>	
— NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>569.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1079.70</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1304.70</u>

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

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
— DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

— SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2103.70

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV252

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, AUGUST 08, 2012  
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 lot or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118; Thence in a Northerly direction, 85 feet to an iron pin; Thence in a Westerly direction, 40 feet to an iron pin; Thence in a Southerly direction, 85 feet to the said township road; Thence continuing along the said township road in an Easterly direction, 40 feet to an iron pin, said pin being the place of beginning.

Tax ID No. 32-06-014-14

For information purposes only - property a/k/a 364 Stevens Hill Rd. Benton, PA 17814-7682

TITLE TO SAID PREMISES IS VESTED IN Carrie O. Schaffer and Eric T. Schaffer, by deed from Carrie O. Schaffer and Eric T.

Schaffer, dated 9/29/2005 and recorded 10/4/2005, as Instrument No. 200510741.

PROPERTY ADDRESS: 364 STEVENS HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06-014-14

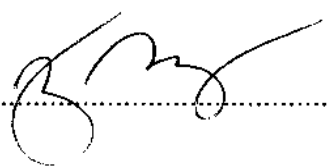
Seized and taken into execution to be sold as the property of ERIC SCHAFFER, CARRIE SCHAFFER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

**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 faults 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:  
PARKER MCCAY  
MARLTON, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is  
al office and place of business at 3185  
lumbia and State of Pennsylvania, and was  
s been published daily, continuously in said  
attached notice July 18, 25 and August 1,  
one of the officers or publisher or designated  
in which legal advertisement was published;  
rested in the subject matter of said notice and  
foregoing statement as to time, place, and



15<sup>th</sup> day of August 2012

(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

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

07/05/2012 09:30 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 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

July 05, 2012

NOTARY

Affirmed and subscribed to before me this

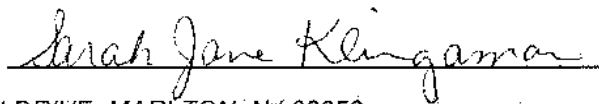
5TH

day of

JULY

2012

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



Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

by Christopher Sheriff, Notary Public

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/22/2012

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 364 STEVENS HILL ROAD  
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/5/12

Time: 0730

Deputy:

Mileage:

### Attorney / Originator:

Name: PARKER MCCAY

Phone:

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

2012CV252

364 STEVENS HILL ROAD, BENTON, PA 17814

EXP: 06/22/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

06/13/2012 08:25 PM - DEPUTY JEFFREY PRICE, 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: ERIC SCHAFFER AT 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

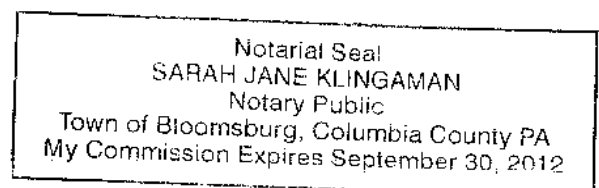
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012





Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SHERIFF'S RETURN OF SERVICE

06/13/2012 08:25 PM - DEPUTY JEFFREY PRICE, 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: CARRIE SCHAFFER AT 364 STEVENS HILL ROAD, BENTON, PA 17814.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

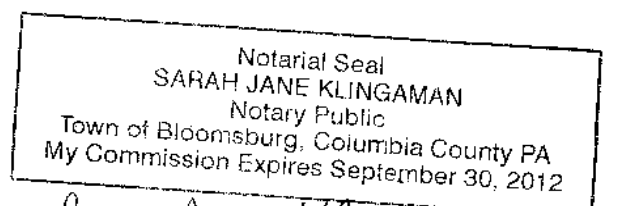
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

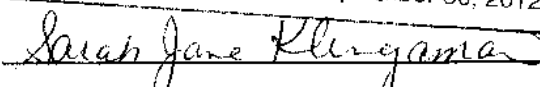
June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012





Plaintiff Attorney: PARKER MCCAY, 7001 LINCILN DRIVE, MARLTON, NJ 08053

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires: 06/22/2012	Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name: ERIC SCHAFFER	DOB:
Primary Address: 364 STEVENS HILL ROAD BENTON, PA 17814	
Phone:	
Alternate Address:	
Phone:	

### Final Service:

Served: <u>Personally</u> · Adult In Charge · Posted · Other
Adult In Charge: <u>Eric Schaffer</u>
Relation: <u>Def</u>
Date: <u>6/13/12</u> Time: <u>2:25</u>
Deputy: <u>6</u> Mileage:

### Attorney / Originator:

Name: PARKER MCCAY	Phone:
--------------------	--------

### Service Attempts:

Date:	30 May 11	1 Jun	4 Jun			
Time:	1442	1200	1115			
Mileage:						
Deputy:	6	6	6			

### Service Attempt Notes:

1. N/A, L/C
2. N/A, L/C
3. N/A
- 4.
- 5.
- 6.

SCHAFFER, ERIC

2012CV252

364 STEVENS HILL ROAD, BENTON, PA 17814

EXP: 06/22/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice	Zone:	
Manner: < Not Specified >	Expires: 06/22/2012	Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name: CARRIE SCHAFFER	DOB:
Primary Address: 364 STEVENS HILL ROAD BENTON, PA 17814	
Phone:	
Alternate Address:	
Phone:	

### Final Service:

Served: <u>Personally</u> · Adult In Charge · Posted · Other	
Adult In Charge:	CARRIE Schaffer
Relation:	Daughter
Date:	6/13/12
Time:	2025
Deputy:	6
Mileage:	

### Attorney / Originator:

Name: PARKER MCCAY	Phone:
--------------------	--------

### Service Attempts:

	30 May 12	1 Jun 12	9 Jun 12	6/6/12	6/8/12	
Date:	30 May 12	1 Jun 12	9 Jun 12	6/6/12	6/8/12	
Time:	1442	1000	1115	1430	1400	
Mileage:						
Deputy:	6	6	6	6	6	

### Service Attempt Notes:

1. N/A L/C
2. N/A L/C
3. N/A
4. N/A
5. N/A L/C
- 6.

SCHAFFER, CARRIE

2012CV252

364 STEVENS HILL ROAD, BENTON, PA 17814

EXP: 06/22/2012



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

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2012

Fee: \$5.00

Cert. NO: 12309

SCHAFFER CARRIE O & ERIC T  
364 STEVENS HILL RD  
BENTON PA 17814

District: SUGARLOAF TWP  
Deed: 20051 -0741  
Location: 364 STEVENS HILL RD  
Parcel Id:32 -06 -014-14,000

Assessment: 17,097

Balances as of 06/05/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/22/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Shirley E. Lockard
<b>Primary Address:</b>	541 Camp Lavigne Road Benton, PA 17814
<b>Phone:</b>	570-925-6817
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally • Adult In Charge • Posted • Other
<b>Adult In Charge:</b>	Shirley Lockard
<b>Relation:</b>	<del>Adult</del> Tax Collector
<b>Date:</b>	30 May
<b>Time:</b>	1435
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

LOCKARD, SHIRLEY E.

2012CV252

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

EXP: 06/22/2012

Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-OP12,  
Mortgage Pass-Through Certificates,  
Series 2006-OP12  
Vs.  
Eric T. Schaffer and  
Carrie O. Schaffer

In Court of Common Pleas of  
Columbia County PA.

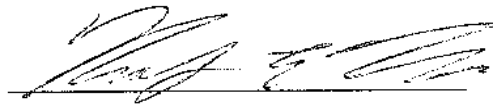
No. 2012-CV-252

Civil Action—Law  
Mortgage Foreclosure

Waiver of Watchman

I, Attorney Katherine E. Knowlton, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

A handwritten signature in black ink, appearing to read "Katherine E. Knowlton", is written over a horizontal line.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/22/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia
<b>Primary Address:</b>	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	DOT FRONIC
<b>Relation:</b>	Recpt
<b>Date:</b>	5/24/12
<b>Time:</b>	0815
<b>Deputy:</b>	LC
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

DOMESTIC RELATIONS

2012CV252

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 06/22/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.  
ERIC SCHAFFER (et al.)

Case Number  
2012CV252

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	06/22/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	SHERRY EVANS
<b>Relation:</b>	TAX OFF. CLERK
<b>Date:</b>	5/24/12
<b>Time:</b>	0815
<b>Deputy:</b>	59
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PARKER MCCAY	<b>Phone:</b>
---------------------------	---------------

### Service Attempts:

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

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2012CV252

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/22/2012

Document Receipt

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Trans # 24707 Carrier / service: POST 2PM 5/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014478

DEPARTMENT 281230

Doc Ref #: 76ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 24704 Carrier / service: POST 2PM 5/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014454

Doc Ref #: 76ED2012

PHILADELPHIA PA 19106

Document Receipt

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Trans # 24703 Carrier / service: POST 2PM 5/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014447

DEPARTMENT 281230

Doc Ref #: 76ED2012

HARRISBURG PA 17128



Document Receipt

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Trans #      24702      Carrier / service:   POST      2PM      5/23/2012

Ship to:      FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:      9171924291001000014430

Doc Ref #:      76ED2012

HARRISBURG      PA      17105

Document Receipt

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Trans # 24701 Carrier / service: POST 2PM 5/23/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000014423

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 76ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 24700 Carrier / service: POST 2PM 5/23/2012

Ship to: 24700

COMMONWEALTH OF PA

DEPT OF WELFARE

333 HEALTH AND WELFARE BUILDING

HARRISBURG PA 17105

Tracking #: 9171924291001000014416

Doc Ref #: 76ED2012

Document Receipt

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Trans # 24699 Carrier / service: POST 2PM 5/23/2012

Ship to: 24699

ASSET ACCEPTANCE, LLC ASSIGNEE  
OF

CHASE BANK C/O JOEL FLINK, ESQ.  
1001 E HECTOR STREET STE 220

Tracking #: 9171924291001000014409

Doc Ref #: 76ED2012

CONSHOHOCKE PA 19428  
N

Document Receipt

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Trans # 24698 Carrier / service: POST 2PM 5/23/2012

Ship to: 24698

ASSET ACCEPTANCE, LLC, ASSIGNEE  
OF

HSBC BANK C/O JOEL FLINK, ESQ.  
1001 E HECTOR STREET

Tracking #: 9171924291001000014393

Doc Ref #: 76ED2012

CONSHOHOCKE PA 19428  
N

Document Receipt

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Trans # 24697 Carrier / service: POST 2PM 5/23/2012

Ship to: 24697

CAPITAL ONE BANK

C/O ARTHUR LASHIN

123 S BROAD STREET STE 1600

PHILADELPHIA PA 19109

Tracking #: 9171924291001000014386

Doc Ref #: 76ED2012

Document Receipt

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Trans # 24696 Carrier / service: POST 2PM 5/23/2012

Ship to: 24696

ARROW FINANCIAL SERVICES LLC

C/O DAVID APOTHAKE, ESQ.  
520 FELLOWSHIP ROAD C 306

Tracking #: 9171924291001000014379

Doc Ref #: 76ED2012

MOUNT LAUREL NJ 08054

Document Receipt

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Trans # 24695 Carrier / service: POST 2PM 5/23/2012

Ship to: 24695

ARROW FINANCIAL SERVICES, LLC

C/O JOEL FLINK, ESQ.

1001 E HECTOR STREET STE 220

Tracking #: 9171924291001000014362

Doc Ref #: 76ED2012

CONSHOHOCKE PA 19428

N



Trans #	24694	Carrier / service:	POST	2PM	5/23/2012
Ship to:	24694				
NORTH STAR CAPITAL ACQUISITION LLC					
C/O DAVID APOTHAKE, ESQ.			Tracking #:	9171924291001000014355	
520 FELLOWSHIP ROAD C306			Doc Ref #:	76ED2012	
MOUNT LAUREL NJ 08054					

Document Receipt

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Trans # 24693 Carrier / service: POST 2PM 5/23/2012

Ship to: 24693

COLORADO CAPITAL INVESTMENTS,  
INC.

C/O JOEL FLINK, ESQ.  
1001 E HECTOR STREET

Tracking #: 9171924291001000014348

Doc Ref #: 76ED2012

CONSHOHOCKE PA 19428  
N

# REAL ESTATE OUTLINE

ED # 76-12

DATE RECEIVED 5-23-12  
DOCKET AND INDEX 5-23-12

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WAIVER OF WATCHMAN ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR 5-23 left notes.  
CK# 39884

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

SALE DATE Aug. 8, 12 TIME 0900  
POSTING DATE Jul 5 12  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK July 12  
2<sup>ND</sup> WEEK 25  
3<sup>RD</sup> WEEK Aug. 1, 12

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV252

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, AUGUST 08, 2012**  
**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 lot or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118; Thence in a Northerly direction, 85 feet to an iron pin; Thence in a Westerly direction, 40 feet to an iron pin; Thence in a Southerly direction, 85 feet to the said township road; Thence continuing along the said township road in an Easterly direction, 40 feet to an iron pin, said pin being the place of beginning.

Tax ID No. 32-06-014-14

For information purposes only - property a/k/a 364 Stevens Hill Rd. Benton, PA 17814-7682

TITLE TO SAID PREMISES IS VESTED IN Carrie O. Schaffer and Eric T. Schaffer, by deed from Carrie O. Schaffer and Eric T. Schaffer, dated 9/29/2005 and recorded 10/4/2005, as Instrument No. 200510741.

PROPERTY ADDRESS: 364 STEVENS HILL ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06-014-14

Seized and taken into execution to be sold as the property of ERIC SCHAFFER, CARRIE SCHAFFER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

---

**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:  
PARKER MCCAY  
MARLTON, NJ

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV252

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Attorney for the Plaintiff:  
PARKER MCCAY  
MARLTON, NJ

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



Parker McCay P.A.  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054-1539  
P: 856-596-8900  
F: 856-596-9631  
www.parkermccay.com

Foreclosure/Bankruptcy Dept.  
P: 856-596-8900  
F: 856-596-3427

May 8, 2012

File No. 14871-11-04559

Sheriff of Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

**Re: Eric T. Schaffer, et al ads Deutsche Bank National Trust Company et. al.**  
**Docket No. 2012-CV-252**

Dear Sir/Madam:

Enclosed herewith please find an original and copies of the following documents in connection with the mortgage foreclosure sale of the above-referenced property:

1. Praecipe for Writ of Execution;
2. Writ of Execution w/legal description;
3. Affidavit Pursuant to Rule 3129.1;
4. Certification of Act 91;
5. Affidavit of Last Known Address
6. Affidavit of Non-Military Service
7. Notice of Sheriff's Sale to Defendants
8. Service Forms for Service & Posting

Please list the above for sale. I have also enclosed a check in the amount of \$1,350.00 made payable to "Sheriff of Columbia County" for your costs for the sale and service.

Please **POST** the Notice of Sale at the property address located at **364 Stevens Hill Road, Benton, PA 17814.**

Please **SERVE** the defendants with the notice of sale at the following address:

**Eric T. Schaffer**  
**364 Stevens Hill Road**  
**Benton, PA 17814**

**Carrie O. Schaffer**  
**364 Stevens Hill Road**  
**Benton, PA 17814**

We will also be serving the Defendants via certified mail and regular mail as well as all lienholders, and will thereafter forward an affidavit of mailing.



Thank you for your anticipated cooperation. If you have any questions regarding the enclosed, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Katherine E. Knowlton". The signature is fluid and cursive, with a prominent initial "K".

KATHERINE E. KNOWLTON, ESQ.

KEK/ker  
Enclosures

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012 - EO - 76*

**CIVIL ACTION**


**MORTGAGE FORECLOSURE**

**ACT 91 CERTIFICATION**

Katherine E. Knowlton, Esquire, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☐ Act 91 procedures have been fulfilled
- ☒ Pursuant to the supplemental notice published in the Pennsylvania Bulletin, (41 Pa.B. 3943), Act 91 Notice is no longer required nor applicable to any mortgage foreclosure action filed August 27, 2011 or later.

This certification is made subject to the penalties of 18 Pa C.S. §4904 relating to unsworn falsification to authorities.



Katherine E. Knowlton, Esquire,  
Attorney for Plaintiff

Date: April 10, 2012



**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

PROTHONOTARY

APR 13 2012

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

2012- ED- 26

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**PRAECIPE FOR WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**


**TO THE PROTHONOTARY OF COLUMBIA COUNTY:**

Kindly issue writ of execution in the above matter:

Amount due: \$123,087.36

Interest from 04/05/2012  
(at the per diem rate of \$6.31) \$           

Costs \$           



Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Date: May 8, 2012

---

**No. 2012-CV-252      February Term 2012**

**Deutsch Bank National Trust Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-OPT2, Mortgage Pass-  
Through Certificates, Series 2006-OPT2**

**Plaintiff**

**VS**

**Eric T. Schaffer and Carrie O. Schaffer**

**Defendants**

---

**PRAECIPE FOR WRIT OF EXECUTION**

---

Dated: May 8, 2012

Attorney(s) for Plaintiff(s)

PARKER MCCAY PA  
Katherine E. Knowlton, Esquire  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
(856) 810-5815

---

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012-ED-76*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

COMMONWEALTH OF PENNSYLVANIA :  
COUNT OF COLUMBIA : SS

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:

See Legal Description attached hereto as Exhibit "A"

Amount due: \$123,087.36

Interest from 04/05/2012  
(at the per diem rate of \$6.31) \$ \_\_\_\_\_

Costs

\$ \_\_\_\_\_

Lami B. Kline

*Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania*

*Proth & Clerk of Sev. Courts*

**My Com. Ex. 1st Monday in 2016**

By: \_\_\_\_\_

*Deputy Prothonotary*

5-23-2017

(SEAL)

---

**No. 2012-CV-252      February Term 2012**

**Deutsch Bank National Trust Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-OPT2, Mortgage Pass-  
Through Certificates, Series 2006-OPT2**

**Plaintiff**

**VS**

**Eric T. Schaffer and Carrie O. Schaffer**

**Defendants**

---

**WRIT OF EXECUTION**

---

Dated: May 8, 2012

Attorney(s) for Plaintiff(s)

PARKER MCCAY PA  
Katherine E. Knowlton, Esquire  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08054-1539  
(856) 810-5815

---

## **Legal Description**

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118;

Thence in a Northerly direction, 85 feet to an iron pin;

Thence in a Westerly direction, 40 feet to an iron pin;

Thence in a Southerly direction, 85 feet to the said township road;

Thence continuing along the said township road in an Easterly direction, 40 feet to an iron pin, said pin being the place of beginning.

Tax ID No. 32-06-014-14

For information purposes only - property a/k/a  
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Benton, PA 17814-7682

TITLE TO SAID PREMISES IS VESTED IN Carrie O. Schaffer and Eric T. Schaffer, by deed from Carrie O. Schaffer and Eric T. Schaffer, dated 9/29/2005 and recorded 10/4/2005, as Instrument No. 200510741.

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012-ED-76*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**WRIT OF EXECUTION NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held 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.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint in Civil Action Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would

ordinarily be delayed pending a trial of the issue whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**North Penn Legal Services**  
**168 East 5<sup>th</sup> Street**  
**Bloomsburg, PA 17815**  
**(570) 784-8760**



## **Legal Description**

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**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

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**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012-ED-76*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006-OPT2, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located 264 Stevens Hill Road, Benton, PA 17814.

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

**Eric T. Schaffer**

**364 Stevens Hill Road**

	<b>Benton, PA 17814</b>
<b>Carrie O. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>

2. Name and address of Defendants in the judgment:

Name Address (if address cannot be reasonably  
ascertained, please so indicate)

<b>Eric T. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>
<b>Carrie O. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>

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

Name Address (if address cannot be reasonably  
ascertained, please so indicate)

<b>Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006- OPT2</b>	<b>4875 Belfort Road, Suite 130</b>  <b>Jacksonville, FL 32256</b>
<b>Colorado Capital Investments, Inc.</b>	<b>1001 E. Hector Street</b>
<b>As Assignee of Washington Mutual Bank</b>	<b>Ste. 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>
<b>North Star Capital Acquisition LLC</b>	<b>520 Fellowship Road C306</b>
<b>c/o David J. Apothaker</b>	<b>Mount Laurel, NJ 08054</b>
<b>Deutsche Bank National Trust Company as Trust for HIS Asset Securitization Corporation 2006-OPT2 Mortgage Pass- Through Certificates, Series 2006-OPT2</b>	<b>3 Ada</b>  <b>Irvine, CA 92618</b>
<b>Arrow Financial Services LLC</b>	<b>1001 E. Hector Street</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Suite 220</b>

	<b>Conshohocken, PA 19428</b>
<b>Arrow Financial Services LLC</b>	<b>520 Fellowship Road C306</b>
<b>c/o David J. Apothaker</b>	<b>Mount Laurel, NJ 08054</b>
<b>Capital One Bank</b>	<b>123 S. Broad Street</b>
<b>c/o Arthur Lashin</b>	<b>Suite 1600</b>
	<b>Philadelphia, PA 19109-1003</b>
<b>Asset Acceptance, LLC, Assignee of HSBC</b>	<b>1001 E. Hector Street</b>
<b>Bank Nevada, N.A.</b>	<b>Suite 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>
<b>Asset Acceptance, LLC Assignee of Chase Bank</b>	<b>1001 E. Hector Street</b>
	<b>Suite 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

<b>Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006- OPT2</b>	<b>4875 Belfort Road, Suite 130</b>  <b>Jacksonville, FL 32256</b>
---	--

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

<b>Columbia County Tax Claim Bureau</b>	<b>11 West Main Street</b> <b>Main Street County Annex</b> <b>Bloomsburg, PA 17815</b>
<b>Domestic Relations Division</b>	<b>11 West Main Street</b>
<b>Court of Common Pleas, Columbia County</b>	<b>Bloomsburg, PA 17815</b>
<b>Commonwealth of Pennsylvania</b>	<b>333 Health and Welfare Building</b>
<b>Department of Welfare</b>	<b>Harrisburg, PA 17105</b>
<b>Township of Sugarloaf</b>	<b>Shirley Lockard</b>
<b>(County/Township)</b>	<b>541 Camp Levigne Road</b> <b>Benton, PA 17814</b>
<b>Township of Sugarloaf</b>	<b>Shirley Lockard</b>
<b>(school)</b>	<b>541 Camp Levigne Road</b> <b>Benton, PA 17814</b>


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:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

<b>Tenant / Occupant</b>	<b>364 Stevens Hill Road</b> <b>Benton, PA 17814</b>
--------------------------	---

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.

  
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Date: May 8, 2012

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012-ED-76*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**ACT 91 CERTIFICATION**

Katherine E. Knowlton, Esquire, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☐ Act 91 procedures have been fulfilled
- ☒ Pursuant to the supplemental notice published in the Pennsylvania Bulletin, (41 Pa.B. 3943), Act 91 Notice is no longer required nor applicable to any mortgage foreclosure action filed August 27, 2011 or later.

This certification is made subject to the penalties of 18 Pa C.S. §4904 relating to unsworn falsification to authorities.



Katherine E. Knowlton, Esquire,  
Attorney for Plaintiff

Date: April 10, 2012

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

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4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**To: Eric T. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held on \_\_\_\_\_,  
in the Columbia County Sheriffs Office, 35 West Main Street, Bloomsburg, PA 17815 at 9:00  
AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly 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.

**OWNER: Eric T. Schaffer and Carrie O. Schaffer**

PROPERTY:           **364 Stevens Hill Road, Benton, PA 17814**  
IMPROVEMENTS: **Residential Dwelling**  
TAX PARCEL NO.: **32-06-014-14**

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 within 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, Pennsylvania, 35 West Main Street, Bloomsburg, PA, 17815 (724) 656-2190.

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:

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

**North Penn Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760**

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

THE LEGAL RIGHTS YOU MAY HAVE ARE:

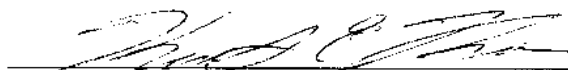
1. You may file a petition with the Court of Common Pleas of Columbia County to open the judgment if you have a meritorious defense against the person or company that has entered



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 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 petitioners raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County at one of the Court's regularly scheduled business court sessions. The petition must be served on the attorney for the creditor at least two (2) business days 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, 35 West Main Street, Bloomsburg, PA 17815, before presentation of the petition to the Court.



---

Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Date: May 8, 2012

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

*2012 - E.D. 76*

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006-OPT2, Plaintiff in the above action, comes by its attorney and sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located 264 Stevens Hill Road, Benton, PA 17814.

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

**Eric T. Schaffer**

**364 Stevens Hill Road**

2

	<b>Benton, PA 17814</b>
<b>Carrie O. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>

2. Name and address of Defendants in the judgment:

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

<b>Eric T. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>
<b>Carrie O. Schaffer</b>	<b>364 Stevens Hill Road</b>
	<b>Benton, PA 17814</b>

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

Name

Address (if address cannot be reasonably  
ascertained, please so indicate)

3

4/

<b>Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006-OPT2</b>	<b>4875 Belfort Road, Suite 130</b> <b>Jacksonville, FL 32256</b>
<b>Colorado Capital Investments, Inc.</b>	<b>1001 E. Hector Street</b>
<b>As Assignee of Washington Mutual Bank</b>	<b>Ste. 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>
<b>North Star Capital Acquisition LLC</b>	<b>520 Fellowship Road C306</b>
<b>c/o David J. Apothaker</b>	<b>Mount Laurel, NJ 08054</b>
<b>Deutsche Bank National Trust Company as Trust for HIS Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2</b>	<b>3 Ada</b> <b>Irvine, CA 92618</b>
<b>Arrow Financial Services LLC</b>	<b>1001 E. Hector Street</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Suite 220</b>

5

	<b>Conshohocken, PA 19428</b>
<b>Arrow Financial Services LLC</b>	<b>520 Fellowship Road C306</b>
<b>c/o David J. Apothaker</b>	<b>Mount Laurel, NJ 08054</b>
<b>Capital One Bank</b>	<b>123 S. Broad Street</b>
<b>c/o Arthur Lashin</b>	<b>Suite 1600</b>
	<b>Philadelphia, PA 19109-1003</b>
<b>Asset Acceptance, LLC, Assignee of HSBC</b>	<b>1001 E. Hector Street</b>
<b>Bank Nevada, N.A.</b>	<b>Suite 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>
<b>Asset Acceptance, LLC Assignee of Chase Bank</b>	<b>1001 E. Hector Street</b>
	<b>Suite 220</b>
<b>c/o Joel M. Flink, Esquire</b>	<b>Conshohocken, PA 19428</b>

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

<b>Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006-OPT2</b>	<b>4875 Belfort Road, Suite 130</b>
	<b>Jacksonville, FL 32256</b>

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

ONLY THOSE LISTED ABOVE.

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

Name

Address (if address cannot be reasonably ascertained, please so indicate)

10

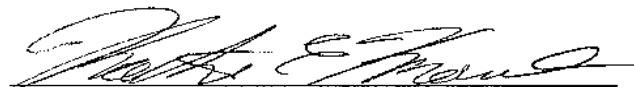
<b>Columbia County Tax Claim Bureau</b>	<b>11 West Main Street</b> <b>Main Street County Annex</b> <b>Bloomsburg, PA 17815</b>
<b>Domestic Relations Division</b>	<b>11 West Main Street</b>
<b>Court of Common Pleas, Columbia County</b>	<b>Bloomsburg, PA 17815</b>
<b>Commonwealth of Pennsylvania</b>	<b>333 Health and Welfare Building</b>
<b>Department of Welfare</b>	<b>Harrisburg, PA 17105</b>
<b>Township of Sugarloaf</b>	<b>Shirley Lockard</b>
<b>(County/Township)</b>	<b>541 Camp Levigne Road</b> <b>Benton, PA 17814</b>
<b>Township of Sugarloaf</b>	<b>Shirley Lockard</b>
<b>(school)</b>	<b>541 Camp Levigne Road</b> <b>Benton, PA 17814</b>

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:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
------	---

<b>Tenant / Occupant</b>	<b>364 Stevens Hill Road</b> <b>Benton, PA 17814</b>
--------------------------	---

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.

  
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Date: May 8, 2012

**PARKER McCAY P.A.**  
**By: Katherine E. Knowlton, Esquire**  
**Attorney ID# 311713**  
**9000 Midlantic Drive, Suite 300**  
**P.O. Box 5054**  
**Mount Laurel, NJ 08054-1539**  
**(856) 810-5815**  
**Attorneys for Plaintiff**  
**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**


**NOTICE TO LIENHOLDERS**

You are hereby notified that on \_\_\_\_\_ at 9:00 AM., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Mortgage Pass-Through Certificates, Series 2006-OPT2 v. Eric T. Schaffer and Carrie O. Schaffer, No. 2012-CV-252, the Sheriff of Columbia County, Pennsylvania, will expose at Public Sale in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815:

OWNER: **Eric T. Schaffer and Carrie O. Schaffer**  
PROPERTY: **364 Stevens Hill Road, Benton, PA 17814**  
IMPROVEMENTS: **Residential Dwelling**  
TAX PARCEL NO.: **32-06-014-14**

You are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff of Columbia County on a date specified by the Sheriff not later than thirty (30) days after sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff Sale.

  
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Date: May 8, 2012

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
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364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**REAL PROPERTY SHORT DESCRIPTION FORM**

PROPERTY OF: Eric T. Schaffer and Carrie O. Schaffer

EXECUTION NO: 2012-CV-252

JUDGMENT AMT: \$123,087.36

ALL the right, title, interest and claim of: Eric T. Schaffer and Carrie O. Schaffer  
Of in and to:

ADDRESS: 364 Stevens Hill Road, Benton, PA 17814

MUNICIPALITY: Township of Sugarloaf

PARCEL ID NO.: 32-06-014-14

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County  
of Columbia and Commonwealth of Pennsylvania

Dated: May 8, 2012

BY: 

Katherine E. Knowlton, Esquire  
Attorney for Plaintiff



**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
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**Plaintiff,**

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**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
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**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**REAL PROPERTY SHORT DESCRIPTION FORM**

PROPERTY OF: Eric T. Schaffer and Carrie O. Schaffer

EXECUTION NO: 2012-CV-252

JUDGMENT AMT: \$123,087.36

ALL the right, title, interest and claim of: Eric T. Schaffer and Carrie O. Schaffer  
Of in and to:

ADDRESS: 364 Stevens Hill Road, Benton, PA 17814

MUNICIPALITY: Township of Sugarloaf

PARCEL ID NO.: 32-06-014-14

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County  
of Columbia and Commonwealth of Pennsylvania

Dated: May 8, 2012

BY: 

Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

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**Eric T. Schaffer and  
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**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
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**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**REAL PROPERTY SHORT DESCRIPTION FORM**

PROPERTY OF: Eric T. Schaffer and Carrie O. Schaffer

EXECUTION NO: 2012-CV-252

JUDGMENT AMT: \$123,087.36

ALL the right, title, interest and claim of: Eric T. Schaffer and Carrie O. Schaffer  
Of in and to:

ADDRESS: 364 Stevens Hill Road, Benton, PA 17814

MUNICIPALITY: Township of Sugarloaf

PARCEL ID NO.: 32-06-014-14

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County  
of Columbia and Commonwealth of Pennsylvania

Dated: May 8, 2012

BY: 

Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

**PARKER McCAY P.A.**

By: Katherine E. Knowlton, Esquire

Attorney ID# 311713

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

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Attorneys for Plaintiff

File No. 14871-11-04559 / 14871-0751

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4875 Belfort Road, Suite 130  
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Plaintiff,

v.

Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814

Defendants.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252

CIVIL ACTION

MORTGAGE FORECLOSURE

**REAL PROPERTY SHORT DESCRIPTION FORM**

PROPERTY OF: Eric T. Schaffer and Carrie O. Schaffer

EXECUTION NO: 2012-CV-252

JUDGMENT AMT: \$123,087.36

ALL the right, title, interest and claim of: Eric T. Schaffer and Carrie O. Schaffer  
Of in and to:

ADDRESS: 364 Stevens Hill Road, Benton, PA 17814

MUNICIPALITY: Township of Sugarloaf

PARCEL ID NO.: 32-06-014-14

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County  
of Columbia and Commonwealth of Pennsylvania

Dated: May 8, 2012

BY: 

Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**REAL PROPERTY SHORT DESCRIPTION FORM**

PROPERTY OF: Eric T. Schaffer and Carrie O. Schaffer

EXECUTION NO: 2012-CV-252

JUDGMENT AMT: \$123,087.36

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**Defendants.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**LONG DESCRIPTION FORMAT**

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118;

Thence in a Northerly direction, 85 feet to an iron pin;

Thence in a Westerly direction, 40 feet to an iron pin;

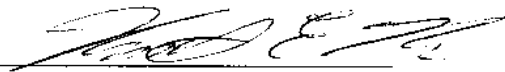
Thence in a Southerly direction, 85 feet to the said township road;

Thence continuing along the said township road in an Easterly direction, 40 feet to an iron pin, said pin being the place of beginning.

Tax ID No. 32-06-014-14

For information purposes only - property a/k/a  
364 Stevens Hill Rd.  
Benton, PA 17814-7682

TITLE TO SAID PREMISES IS VESTED IN Carrie O. Schaffer and Eric T. Schaffer, by deed from  
Carrie O. Schaffer and Eric T. Schaffer, dated 9/29/2005 and recorded 10/4/2005, as Instrument No.  
200510741.

BY:   
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

May 8, 2012

### **LEGAL DESCRIPTION**

All that certain lot or parcel of land lying and being situate in the Township of Sugarloaf, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at an iron pin located along the township road leading from the Benton-Central Highway, Legislative Route No. 19016, to the junction with the Route No. 118;

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Thence in a Westerly direction, 40 feet to an iron pin;

Thence in a Southerly direction, 85 feet to the said township road;

Thence continuing along the said township road in an Easterly direction, 40 feet to an iron pin, said pin being the place of beginning.

Tax ID No. 32-06-014-14

For information purposes only - property a/k/a  
364 Stevens Hill Rd.  
Benton, PA 17814-7682

TITLE TO SAID PREMISES IS VESTED IN Carrie O. Schaffer and Eric T. Schaffer, by deed from Carrie O. Schaffer and Eric T. Schaffer, dated 9/29/2005 and recorded 10/4/2005, as Instrument No. 200510741.

**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff**

**File No. 14871-11-04559 / 14871-0751**

**Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006-  
OPT2, Mortgage Pass-Through  
Certificates, Series 2006-OPT2  
4875 Belfort Road, Suite 130  
Jacksonville, FL 32256**

**Plaintiff,**

**v.**

**Eric T. Schaffer and  
Carrie O. Schaffer  
364 Stevens Hill Road  
Benton, PA 17814**

**Defendants.**

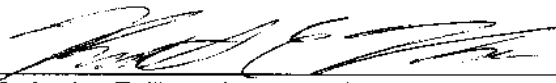
**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

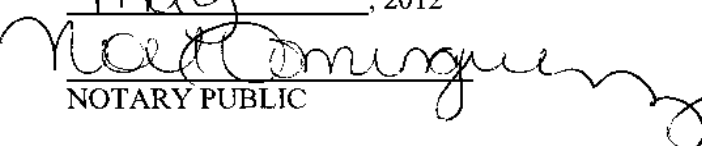
**MORTGAGE FORECLOSURE**

**AFFIDAVIT OF LAST KNOWN ADDRESS**

BEFORE ME, the undersigned authority, personally appeared Katherine E. Knowlton, Esquire, who, being duly sworn according to law, deposes and says that to the best of her knowledge, information and belief that the last known address of Defendants, Eric T. Schaffer and Carrie O. Schaffer, is 364 Stevens Hill Road, Benton, PA 17814.

  
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 18th day of  
May, 2012

  
NOTARY PUBLIC

**NOEL DOMINGUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/20/2014**



**PARKER McCAY P.A.**

**By: Katherine E. Knowlton, Esquire**

**Attorney ID# 311713**

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

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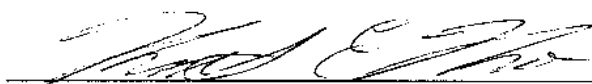
**COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
FEBRUARY TERM 2012  
NO. 2012-CV-252**

**CIVIL ACTION**

**MORTGAGE FORECLOSURE**

**AFFIDAVIT OF NON-MILITARY SERVICE**

BEFORE ME, the undersigned authority, personally appeared Katherine E. Knowlton, Esquire, who, being duly sworn according to law, deposes and says that to the best of her knowledge, information and belief, the Defendants are not known to be in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

  
Katherine E. Knowlton, Esquire  
Attorney for Plaintiff

Sworn to and subscribed to  
before me this 18<sup>th</sup> day of  
May, 2012

  
NOTARY PUBLIC

**NOEL DOMINGUEZ  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/20/2014**



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: Schaffer First Name: Eric Active Duty Status Date May-08-2012

Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date		
NA	No	NA
This response reflects the Individuals' active duty status based on the Active Duty Status Date		

Left Active Duty Within 367 Days of Active Duty Status Date		
NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date		
NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty		

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavelly-Dixon*

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

If you obtain additional information about the person (e.g., a SSN, First Name), you can submit your request again at this Web site and we will provide a new certificate for that query

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

### More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

### Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Report ID: VBPPQAJBSL



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: Schaffer First Name: Carrie Active Duty Status Date May-08-2012

Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date		
NA	No	NA
This response reflects the Individuals' active duty status based on the Active Duty Status Date		

Left Active Duty Within 367 Days of Active Duty Status Date		
NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date		
NA	No	NA
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Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Mary M. Snavey-Dixon*

Mary M. Snavey-Dixon, Director  
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Report ID: QD58RVORUO

**PARKER MCCAY**  
ATTORNEYS AT LAW  
9000 MIDLANTIC DRIVE  
P.O. BOX 5054  
MOUNT LAUREL, NJ 08054



America's Most Convenient Bank®

55-136/312

39884

<b>DATE</b>	05-10-12
<b>AMOUNT</b>	\$1,350.00

\*\*\*ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 USD

SHERIFF OF COLUMBIA COUNTY

PAY  
TO THE  
ORDER OF

CLIENT DISBURSEMENT ACCOUNT  
VOID AFTER 6 MONTHS

*[Signature]*  
AUTHORIZED SIGNATURE

785923380411

0312013601

03988411