

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/12/2014	Advance Fee	Advance Fee	65530	\$0.00	\$1,500.00
05/12/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/12/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/12/2014	Crying Sale			\$10.00	\$0.00
05/12/2014	Docketing			\$15.00	\$0.00
05/12/2014	Levy			\$15.00	\$0.00
05/12/2014	Mailing Costs			\$54.00	\$0.00
05/12/2014	Posting Handbill			\$15.00	\$0.00
05/12/2014	Press Enterprise Inc.			\$1,055.94	\$0.00
05/12/2014	Sheriff Automation Fund			\$50.00	\$0.00
05/12/2014	Web Posting			\$100.00	\$0.00
07/10/2014	Service			\$210.00	\$0.00
07/10/2014	Service Mileage			\$40.00	\$0.00
07/10/2014	Copies			\$7.00	\$0.00
07/10/2014	Notary Fee			\$15.00	\$0.00
07/10/2014	Tax Claim Search			\$5.00	\$0.00
07/10/2014	Surcharge			\$150.00	\$0.00
				\$1,774.44	\$1,500.00
				TOTAL BALANCE: \$(274.44)	

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
69474

AMOUNT
274.44

DATE
August 14, 2014

VOID AFTER 90 DAYS

Michael W. W...

Columbia County Sheriff
Courthouse
P.O. Box 380
Bloombsburg, PA 17815

PAY
TO THE
ORDER
OF

Schaffer, 364 Stevens Hill Road, Benton, PA 17814

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈069474⑈ ⑆236075689⑆ 9500077186⑈

SECURITY
SAFEKEEPING
NP

69474

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, IL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2**
vs.
CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER
ERIC SCHAFFER A/K/A ERIC T. SCHAFFER

Columbia County
Docket No.: **2014-CV-483**
Premises: **364 Stevens Hill Road, Benton, PA 17814**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **07/16/2014**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

Loan current.

Amount collected in consideration of stay: **To follow.**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Tarin Jefferson
Foreclosure Specialist

MJU#: 13080181 CASE#: 13080181-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

Defendant
CARRIE SCHAFFER
ERIC SCHAFFER

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, July 16, 2014

Writ of Execution No. : 2014CV483

Advance Sheriff Costs: \$1,500.00

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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,055.94
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	\$210.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

Total Sheriff Costs **\$1,944.44**

Distribution Costs

Recording Fees	\$65.00
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Total Distribution Costs **\$65.00**

Grand Total: **\$2,009.44**

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

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

(c) CountySuite Sheriff, Teleosoft, Inc

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank N.A. Trust vs Carrie + Eric Schaffer

NO. 84-14 ED

NO. 483-14 JD

DATE/TIME OF SALE: JULY 16, 2014 9:00 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>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>54.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>498.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1035.94</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1280.94</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-</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1999.44

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

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2014

Fee: \$5.00

Cert. NO: 18600

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 07/10/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: dm.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of **Columbia** County
Courthouse, P.O. Box 380, Bloomsburg, PA 17815

Re: **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2**
vs.
CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER, ERIC SCHAFFER A/K/A ERIC T. SCHAFFER,
Columbia County C.C.P. No. 2014-CV-483

To whom it may concern:

Please file of record the enclosed Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the self-addressed stamped envelope provided.

Thank you for your assistance in this matter.

Sincerely,


Karen Gedney
Foreclosure Specialist

cc: **Columbia County Sheriff's Office**
Courthouse, P.O. Box 380, Bloomsburg, PA 17815

COPY

MJU#: 13080181 CASE#: 13080181-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company, as
Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER, ERIC SCHAFFER A/K/A ERIC
T. SCHAFFER,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 6/19/14

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

AMANDA L. RAUER, ESQUIRE
PA. I.D. # 307028

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

ATTORNEY FOR PLAINTIFF

**Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff**

v.

**CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER; ERIC SCHAFFER A/K/A
ERIC T. SCHAFFER;
Defendant(s)**

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2014-CV-483

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**OWNER(S): CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER; ERIC SCHAFFER
A/K/A ERIC T. SCHAFFER;**

PROPERTY: 364 Stevens Hill Road, Benton, PA 17814

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **07/16/2014 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

The Sheriff will file a Schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

MJU#: 13080181 CASE#: 13080181-1

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		Registered		Return Receipt for Merchandise		Check appropriate block for Registered Mail:		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	
Line	Article Number			Registered	Insured	COD	Certified	Return Receipt for Merchandise	Int'l Recorded Del.	Express Mail	Postmark and Date of Receipt
											Due Sender If COD
											R.R. Fee
											S.D. Fee
											S.H. Fee
											Rst. Del. Fee
											Remarks
1		Karen Gedney UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	Colorado Capital Investments, Inc. As Assignee of Washington Mutual Bank c/o Joel M. Flink, Esquire 1001 E. Hector Street, Suite 220 Conshohocken, PA 19428	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2		North Star Capital Acquisition LLC, c/o David J. Apothaker 520 Fellowship Road, C306 Mount Laurel, NJ 08054	Arrow Financial Services, LLC c/o David J. Apothaker 520 Fellowship Road, C306 Mount Laurel, NJ 08054	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3		Capital One Bank c/o Arthur Lashin 123 S. Broad Street, Suite 1600 Philadelphia, PA 19109-1003	Asset Acceptance, LLC Assignee of Chase Bank c/o Joel M. Flink, Esquire 1001 E. Hector Street, Suite 220 Conshohocken, PA 19428	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815	Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230	Tenants/Occupants 364 Stevens Hill Road Benton, PA 17814	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		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 \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. 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 third and fourth class parcels.					
PS Form 3877, February 1994		Form Must be Completed by Typewriter, Ink or Ball Point Pen									
Carrie Schaffer a/k/a Carrie O. Schaffer - MJU# 13080181-1 (Columbia County) 7/16/2014		Eric Schaffer a/k/a Eric T. Schaffer - MJU# 13080181-1 (Columbia County)									

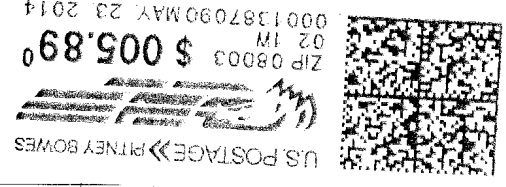
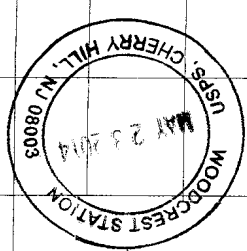


EXHIBIT A

Verbal Confirmation of Service of the Notice of Sale

CV 2014-CV-48

Columbia

Date: 6-13-2014

Spoke With: SARA

Defendant: CARRIE SCHAFER

Date Served: 5/16/14

At: property 364 Stevens Hill Road Benton PA

Who Accepted: CARRIE

Defendant: ERIC SCHAFER

Date Served: 5/16/14

At: property

Who Accepted: CARRIE

Defendant: _____

Date Served: _____

At: _____

Who Accepted: _____

Defendant: _____

Date Served: _____

At: _____

Who Accepted: _____

Are there any additional fees due?

Yes

No

If so how much? \$ _____

Notes:

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

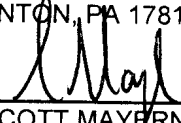


DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
CARRIE SCHAFFER (et al.)

Case Number
2014CV483

SHERIFF'S RETURN OF SERVICE

06/09/2014 10:50 AM - DEPUTY SCOTT MAYERNICK, 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.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

COMMONWEALTH OF PENNSYLVANIA

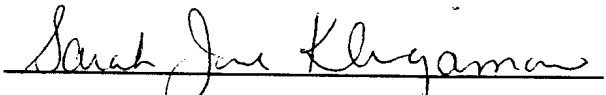
Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.
CARRIE SCHAFFER (et al.)

Case Number
2014CV483

SHERIFF'S RETURN OF SERVICE

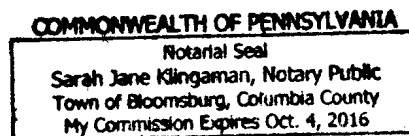
05/15/2014 03:00 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CARRIE SCHAFFER HIS WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ERIC SCHAFFER AT 364 STEVENS HILL ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014



NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2014CV483

SHERIFF'S RETURN OF SERVICE

05/16/2014 03:00 PM - DEPUTY MARTIN BOUDMAN, 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.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 11, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

11TH day of JUNE, 2014



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 84

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CARRIE SCHAFFER

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: DEF

Date: 5-15-14

Time: 1500

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SCHAFFER, CARRIE

2014CV483

364 STEVENS HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 84

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: ERIC SCHAFFER

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: CARRIE SCHAFFER

Relation: WIFE

Date: 5-15-14

Time: 1500

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

SCHAFFER, ERIC

2014CV483

364 STEVENS HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

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:

6/9/14

Time:

10:50

Deputy:

3912

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

POSTING)

2014CV483

364 STEVENS HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 84

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Shirley E. Lockard

Primary Address: 541 Camp Lavigne Road
Benton, PA 17814

Phone: 570-925-6817

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 5-15-14

Time: 1430

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

LOCKARD, SHIRLEY E.

2014CV483

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 84

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

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: CARRIE SCHAFFER

Relation: DEF

Date: 5-15-14 Time: 1500

Deputy: 8 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2014CV483

364 STEVENS HILL ROAD, BENTON, PA 17814

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 84

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

05/13/14

Time:

8:03

Deputy:

8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV483

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SMK ✓

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



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

Case Number
2014CV483

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 84

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia County

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 5-13-14

Time: 8:05

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF

2014CV483

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV483

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, JULY 16, 2014
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.

TOGETHER with the right and privilege of the use in common with Grantors of a certain sump located on the remaining land of the Grantors, which use shall be to and for the said Grantee, her heirs, successors and assigns.

BEING KNOWN AS: 364 Stevens Hill Road, Benton, PA 17814

PROPERTY ID NO.: 32-06-014-14-000

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 09/29/2005 RECORDED 10/04/2005 IN DEED BOOK Instrument # 200510741.

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

UPI / TAX PARCEL NUMBER: 32-06-014-14-000

Seized and taken into execution to be sold as the property of CARRIE SCHAFFER, ERIC 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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014ED84

DATE RECEIVED 5-12-2014
DOCKET AND INDEX 2014 CV 483

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>X</u>	CK# <u>65530</u>

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

SALE DATE July 16 2014 TIME 9 00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com**

ATTORNEY FOR PLAINTIFF

**Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff**

v.

**Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

364 Stevens Hill Road, Benton, PA 17814

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

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

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

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

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

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

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

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

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

**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 Chase Bank c/o Joel M. Flink, Esquire
1001 E. Hector Street, Suite 220
Coshohocken, PA 19428**

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

**Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust
2006-OPT2
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
364 Stevens Hill Road
Benton, PA 17814

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05/03/2014

UDREN LAW OFFICES, P.C.

BY: ELIZABETH L. WAGNER, Esq.
Attorney for Plaintiff PA ID 77783

MJU#: 13080181 CASE#: 13080181-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

364 Stevens Hill Road, Benton, PA 17814

Amount due

\$ 128,793.88

Interest From 05/08/2014
to Date of Sale

\$ _____

Ongoing Per Diem of \$6,7700
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ Barbara N Silvestri
Prothonotary

By Kelly P Brewer
Clerk

Date 5-9-14

Prothonotary Clerk of Sev. Courts
W/ Comm Ex 1st Monday in 2016

MJU#: 13080181 CASE#: 13080181-1

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER, ERIC SCHAFFER A/K/A
ERIC T. SCHAFFER
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Carrie Schaffer a/k/a Carrie O. Schaffer
364 Stevens Hill Road
Benton, PA 17814

Your house (real estate) at **364 Stevens Hill Road, Benton, PA 17814** is scheduled to be sold at the Sheriff's Sale on July 16th 2014 at 9:00 am at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$128,793.88**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2

Plaintiff

v.

CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER
ERIC SCHAFFER A/K/A ERIC T.
SCHAFFER

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWNSHIP OF SUGARLOAF,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **364 Stevens Hill Road, Benton, PA 17814**

PARCEL NUMBER: **32-06-014-14-000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77783

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.

TOGETHER with the right and privilege of the use in common with Grantors of a certain sump located on the remaining land of the Grantors, which use shall be to and for the said Grantee, her heirs, successors and assigns.

BEING KNOWN AS: **364 Stevens Hill Road, Benton, PA 17814**

PROPERTY ID NO.: **32-06-014-14-000**

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED **09/29/2005**
RECORDED **10/04/2005** IN DEED BOOK **Instrument # 200510741**.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2**
vs.
Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer

Columbia County C.C.P. No. 2014-CV-483

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

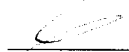
CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER
364 STEVENS HILL ROAD
BENTON, PA 17814

ERIC SCHAFFER A/K/A ERIC T. SCHAFFER
364 STEVENS HILL ROAD
BENTON, PA 17814

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **364 Stevens Hill Road, Benton, PA 17814**.

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

ELIZABETH L. WASSALL, L.L.
PA ID 77788

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER; ERIC SCHAFFER A/K/A
ERIC T. SCHAFFER;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

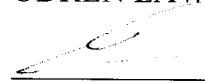
NO. 2014-CV-483

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 03/08/2014

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77783

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer

NO. 2014-CV-483

Defendant(s)

2014-ED-84

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76


The Defendant(s) last known address is as follows:

CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER
364 STEVENS HILL ROAD
BENTON, PA 17814

ERIC SCHAFFER A/K/A ERIC T. SCHAFFER
364 STEVENS HILL ROAD
BENTON, PA 17814

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

BETH L. WAGONER, Esq.
PA ID 77780

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

**Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff**

v.

**Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

364 Stevens Hill Road, Benton, PA 17814

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

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

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

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

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

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

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

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

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

**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 Chase Bank c/o Joel M. Flink, Esquire
1001 E. Hector Street, Suite 220
Coshohocken, PA 19428**

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

**Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust
2006-OPT2
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230

Tenants/Occupants
364 Stevens Hill Road
Benton, PA 17814

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 05/08/2014

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff ELIZABETH L. WASSALL, ESQ.
PA ID 77788

MJU#: 13080181 CASE#: 13080181-1

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

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Woodcrest Corporate Center
111 Woodcrest Rd.
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Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Prothonotary of **Columbia** County
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: **Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT2**
vs.
Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer

Columbia County C.C.P. No. 2014-CV-483

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecept to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Christina Jans
Foreclosure Specialist

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

Carrie Schaffer a/k/a Carrie O. Schaffer
Eric Schaffer a/k/a Eric T. Schaffer

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

2014-ED-84

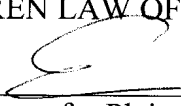
CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff
ELIZABETH L WASSALL, ESQ
PA ID 77788

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ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company, as
Trustee for HSI Asset Securitization
Corporation Trust 2006-OPT2
Plaintiff

v.

CARRIE SCHAFFER A/K/A CARRIE O.
SCHAFFER, ERIC SCHAFFER A/K/A ERIC
T. SCHAFFER,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2014-CV-483

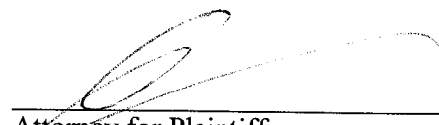
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **CARRIE SCHAFFER A/K/A CARRIE O. SCHAFFER, ERIC SCHAFFER A/K/A ERIC T. SCHAFFER**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: **May 7, 2014**


Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788


JHEKIFF
COPY