

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trusts & Co. v. Reliance & Lender Kempes

NO. 103-08 ED NO. 762-02 JD

DATE/TIME OF SALE: Oct. 22 0900

BID PRICE (INCLUDES COST) \$ 5598.51

POUNDAGE - 2% OF BID \$ 111.97

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5710.48

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 5710.48

LESS DEPOSIT: \$ 1350.-

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

TOTAL DUE IN 8 DAYS \$ 4360.48

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Roland & Linda Kemper  
 NO. 103-08 ED NO. 762-08 JD DATE/TIME OF SALE Oct. 22 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$5.50</u>
NOTARY	<u>\$15.00</u>
TOTAL *****	\$ <u>406.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$202.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>427.20</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>12</u>
SCHOOL DIST. 20		\$ <u>14</u>
DELINQUENT 20		<u>\$3382.93</u>
TOTAL *****		\$ <u>3382.93</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>1210.38</u>
WATER 20		\$ <u>0</u>
TOTAL *****		\$ <u>1210.38</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 5598.51

SD

## SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
CHRISTOPHER A. DENARDO  
*Managing Partner*  
DANIELLE BOYLE-EBERSOLE +  
MICHAEL J. CLARK +  
ILANA ZION  
*+ Also Licensed in New Jersey*

October 24, 2008  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Deutsche Bank National Trust Company, as Trustee for Long Beach  
Mortgage Loan Trust 2004-5 vs. Roland D. Kemper  
Property Address: 217 Ida Street, Berwick, PA 18603  
Civil Action No: 2008-CV-762  
S&D File No: 08-032671

Dear Columbia County Sheriff:

In reference to the above captioned matter, please prepare a deed to the following entity: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, 12650 Ingenuity Drive, Orlando, FL 32256.


Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$4,360.48 in payment of monies owed to settle.

Also please advise us of any monies owed in this matter so that we may promptly settle and receive our deed. Alternatively, if a refund is owed to my client, please forward the refund check with the Sheriff's deed.


**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**

Thank you for your prompt attention to this matter.

Very truly yours,

  
Laura Barron  
Paralegal

Enclosures

RHV-183 EX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	<b>RECORDER'S USE ONLY</b> State Tax Paid  Book Number  Page Number  Date Recorded
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

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

**A CORRESPONDENT – All inquires may be directed to the following person:**

Name: SHAPIRO & DENARDO, LLC Telephone Number: \_\_\_\_\_  
 Area Code (610) 278-6800

Street Address: 3600 Horizon Drive, City: King of Prussia State: PA Zip: \_\_\_\_\_  
 Suite 150 Code: 19406

**B TRANSFER DATA**

Grantor(s)/Lessor(s) Columbia County Sheriff	Date of Acceptance of Document Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5
Street Address P.O. Box 380	Street Address 7255 BAYMEADOWS WAY
City State Zip Code Bloomsburg PA 17815	City State Zip Code Jacksonville Florida 32256

**C PROPERTY LOCATION**

Street Address 217 Ida Street	City, Township, Borough Borough of Berwick
County Columbia	School District Berwick Area
Tax Parcel Number 04C-04-097	

**D VALUATION DATA**

1. Actual Cash Consideration \$5,710.48	2. Other Consideration +0	3. Total Consideration = \$5,710.48
4. County Assessed Value \$22,396.00	5. Common Level Ratio Factor X3.76	6. Fair Market Value = \$84208.96

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	
-----------------------------------------	---------------------------------------------	--


**2. Check Appropriate Box Below for Exemption Claimed**

☐ Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_  
☐ Transfer to Industrial Development Agency.  
☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)  
☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)  
☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution).  
☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Inst# 200406800 assigned to grantee 4/17/08 #200803468  
☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)  
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)  
☒ Other (Please explain exemption claimed, if other than listed above.) Property transferred through a mortgage foreclosure action by Sheriff Sale held October 22, 2008 in satisfaction of judgment entered on Docket Number: 2008-CV-762.

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

Signature of Correspondent or Responsible Party Laura Barron	Date 10/24/2008
-----------------------------------------------------------------	--------------------

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

REV-183 EX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	<b>RECORDER'S USE ONLY</b> State Tax Paid Book Number Page Number Date Recorded
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Complete each section and file in duplicate with recorder of deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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Name: SHAPIRO & DENARDO, LLC Telephone Number: \_\_\_\_\_  
 Area Code (610) 278-6800

Street Address: 3600 Horizon Drive, City: King of Prussia State: PA Zip: \_\_\_\_\_  
 Suite 150 Code: 19406

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Grantor(s)/Lessor(s) Columbia County Sheriff	Date of Acceptance of Document Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5
Street Address P.O. Box 380	Street Address 7255 BAYMEADOWS WAY
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Street Address 217 Ida Street		City, Township, Borough Borough of Berwick
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 (Name of Decedent) (Estate File Number)

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Signature of Correspondent or Responsible Party Laura Barron	Date 10/24/2008
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Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

LaSalle Bank N. A.

2-50/710

315561

DATE	10/24/2008
AMOUNT	***4,360.48

PAY Four Thousand Three Hundred Sixty and 48/100\*\*\*\*\*

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815



08-032671, KEMPER, ROLA

⑈ 3 1 5 5 6 1 ⑈ ⑆ 0 7 1 0 0 0 5 0 5 ⑆ 5 2 0 1 1 4 7 4 1 9 ⑈

SD

# SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
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*Admitted in Illinois Only*  
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*Managing Partner*  
DANIELLE BOYLE-EBERSOLE +  
MICHAEL J. CLARK +  
ILANA ZION  
*+ Also Licensed in New Jersey*

October 24, 2008  
Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Deutsche Bank National Trust Company, as Trustee for Long Beach  
Mortgage Loan Trust 2004-5 vs. Roland D. Kemper  
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Civil Action No: 2008-CV-762  
S&D File No: 08-032671

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Thank you for your prompt attention to this matter.

Very truly yours,

**COPY**  
Laura Barron  
Paralegal

Enclosures

SHAPIRO & DeNARDO, LLC  
BY: MICHAEL J. CLARK, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & D FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and

Linda J. Kemper

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P. 3129.2 (C) (2)**

I, Lisa Kosik, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 18, 2008, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:



Lisa Kosik  
Legal Assistant

08-032671

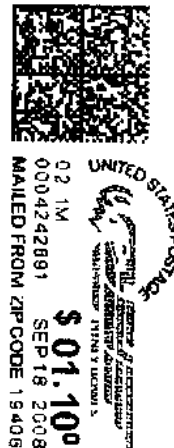


**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT  
 PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
**Shapiro and Kreisman, LLC**  
**3600 Horizon Drive, Ste.150**  
**King Of Prussia, PA 19406**

One piece of ordinary mail addressed to:  
**Roland D. Kemper**  
**217 Ida Street**  
**Berwick, PA 18603**

PS Form 3817, January 2001

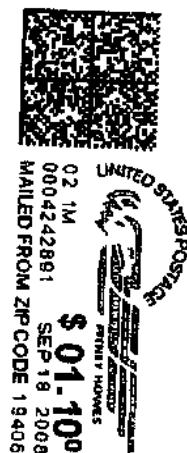


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Received From:  
**Shapiro and Kreisman, LLC**  
**3600 Horizon Drive, Ste.150**  
**King Of Prussia, PA 19406**

One piece of ordinary mail addressed to:  
**Linda J. Kemper**  
**217 Ida Street**  
**Berwick, PA 18603**

PS Form 3817, January 2001



**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 3.12</b>

Sent to: **Roland D. Kemper**  
 Street, Apt. No., or PO Box No.: **217 Ida Street**  
 City, State, ZIP+4: **Berwick PA 18603**

PS Form 3800, August 2006

**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

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Sent to: **Linda J. Kemper**  
 Street, Apt. No., or PO Box No.: **217 Ida Street**  
 City, State, ZIP+4: **Berwick PA 18603**

PS Form 3800, August 2006

7007 2680 0000 0163 9597

0956 1910 0000 0892 2002

SHAPIRO & DeNARDO, LLC  
BY: MICHAEL J. CLARK, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & D FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and

Linda J. Kemper

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Lisa Kosik, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 18, 2008, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:



Lisa Kosik  
Legal Assistant

08-032671

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

Shapiro and Kreisman, LLC  
3600 Horizon Drive, Ste.150  
King Of Prussia, PA 19406

One piece of ordinary mail addressed to:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

PS Form 3817, January 2001



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Shapiro and Kreisman, LLC  
3600 Horizon Drive, Ste.150  
King Of Prussia, PA 19406

One piece of ordinary mail addressed to:

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

PS Form 3817, January 2001



U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.12

Sent To: Roland D. Kemper  
 Street, Apt. No., or PO Box No. 217 Ida Street  
 City, State, ZIP+4 Berwick PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.12

Sent To: Linda J. Kemper  
 Street, Apt. No., or PO Box No. 217 Ida Street  
 City, State, ZIP+4 Berwick, PA 18603

PS Form 3800, August 2006 See Reverse for Instructions

2656 1910 0000 0992 2002

0956 1910 0000 0992 2002

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2004-5

VS

Docket # 103ED2008

MORTGAGE FORECLOSURE

ROLAND D. KEMPER  
LINDA J. KEMPER

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, SEPTEMBER 18, 2008, AT 12:50 PM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON ROLAND KEMPER AT 217 IDA STREET, BERWICK  
BY POSTING TO THE PROPERTY A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, SEPTEMBER 29, 2008

Tami B Kline /KPB/  
NOTARY PUBLIC

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

Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

P. D'Angelo  
X  
P. D'ANGELO  
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC  
3600 HORIZON DRIVE  
Suite 150  
KING OF PRUSSIA, PA 19406

**1. Article Addressed to:**

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
100 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**3. Service Type**

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**2. Article Number**  
(Transfer from service label)

7007 0710 0002 9631 4173

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *DAVID RIVERA* C. Date of Delivery *6/16*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**1. Article Addressed to:**

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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**3. Service Type**

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**2. Article Number**  
(Transfer from service label)

7007 0710 0002 9631 4166

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *6-16-06*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**1. Article Addressed to:**

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

**SENDER: COMPLETE THIS SECTION**

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☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**2. Article Number**  
(Transfer from service label)

7007 0710 0002 9631 4180

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUN 13 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**1. Article Addressed to:**

OFFICE OF FAIR  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

**3. Service Type**

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)** ☐ Yes

**2. Article Number**  
(Transfer from service label)

7007 0710 0002 9631 4173

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUN 13 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2008

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT

ROLAND D. KEMPER  
LINDA J. KEMPER

ATTORNEY FIRM

SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

ROLAND KEMPER

217 IDA STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

*Post*

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY) *No Fwd per Berwick Po*

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

*6/11/08*

*1400*

*S-11*

*NO - CC - 140000*

DEPUTY

DATE

*6/11/08*

*[Signature]*  
*[Signature]*

*9.18.08*

*POSTED -*

*1250*

SHAPIRO & DENARDO, LLC  
BY: MICHAEL J. CLARK, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & D FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and

Linda J. Kemper

DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

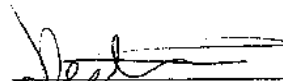
I, Heather Whitman, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on June 26, 2008, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Heather Whitman  
Legal Assistant

08-032671

Name and Address of Sender  
 Shapiro & DeNardo, LLC  
 3600 Horizon Drive  
 Suite 150  
 King of Prussia, PA 19406

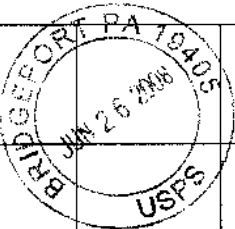
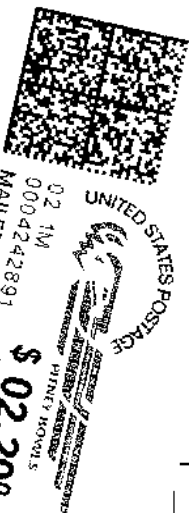
Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

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

08-032671

Article Number  
 1.  
 Addressee (Name, Street, City State, & ZIP Code)  
 Columbia County Domestic Relations  
 15 Perry Avenue, PO Box 380  
 Bloomsburg, PA 17815

Postage  
 Tenant or Occupant  
 217 Ida Street  
 Berwick, PA 18603



Delivery Confirmation  
 Signature Confirmation  
 Special Handling  
 Restricted Delivery  
 Return Receipt

Total Number of Pieces  
 Listed by Sender  
 2

Total Number of Pieces  
 Received at Post Office  
 2

See Privacy Act Statement on Reverse



SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO***Admitted in Illinois and Florida Only***DAVID S. KREISMAN***Admitted in Illinois Only***CHRISTOPHER A. DENARDO***Managing Partner***DANIELLE BOYLE-EBERSON +****MICHAEL J. CLARK +****ILANA ZION***Also Licensed in New Jersey*

September 17, 2008

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815Re: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2004-5 vs. Roland D. Kemper and Linda J. Kemper  
Civil Action No. 2008-CV-762  
Our File No. 08-032671

Sir/Madam:

In connection with the above-captioned matter, enclosed please find the following:

1. Two copies of the Notice of Sale to be posted at the property address;

Please **POST** the Notice of sale to the following addresses per the attached court order

Roland D. Kemper: 217 Ida Street, Berwick, PA 18603

Linda J. Kemper: 217 Ida Street, Berwick, PA 18603

Upon **POSTING**, please forward to this office in the enclosed, self-addressed stamped envelope, a copy of your Sheriff's Return. Thank you.

Very truly yours,

Heather Whitman  
Legal Assistant

Enclosures

SHAPIRO & DENARDO, LLC  
BY: MICHAEL J. CLARK, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 202929  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

ORDER

AND NOW, this 8th day of Sept, 2008, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Notice of Sale and all subsequent pleadings on each defendant is complete when Plaintiff or its counsel or agent mails true and correct copies of the Notice of Sale and all subsequent pleadings by certified mail and regular mail to the last known address as set forth in said Motion and Affidavit, that is Roland D. Kemper at 217 Ida Street, Berwick, PA 18603 and Linda J. Kemper at 217 Ida Street, Berwick, PA 18603; and the Sheriff or Marshal has posted a copy of the Notice of Sale or subsequent pleading on the most public part of the property which is the subject of this action in mortgage foreclosure, which is 217 Ida Street, Berwick, PA 18603.

BY THE COURT:

15/ Scott H. Naus  
J.

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

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

TO: Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
Your house (real estate) at:

217 Ida Street, Berwick, PA 18603  
04C-04-097

is scheduled to be sold at Sheriff's Sale on October 22, 2008 at:  
Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 AM, to enforce the court judgment of \$113,281.94 obtained by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5 against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.**

4. 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 (610) 278-6800.
5. 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.
6. 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 \*.
7. 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.
8. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

08-032671

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF IDA STREET 172 ½ FEET SOUTH OF GREEN STREET; THENCE ALONG IDA STREET IN A SOUTHERLY DIRECTION A DISTANCE OF 67 ½ FEET TO LINE OF LAND FORMERLY OF JAMES E. SPONEABERG; THENCE ALONG LINE OF LAND FORMERLY OF JAMES E. SPONENBERG IN AN EASTERLY DIRECTION 140 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A NORTHERLY DIRECTION 57 ½ FEET TO LINE OF LAND FORMERLY OF JOHN DRAKE; THENCE IN A WESTERLY DIRECTION A DISTANCE 140 FEET TO THE PLACE OF BEGINNING.

CODE# 04C-004-097

BEING the same premises which Gary D. VanPelt and Nancy M. VanPelt, his wife, by Deed dated August 15, 1997 and recorded in the Columbia County Recorder of Deeds Office on August 19, 1997 in Book 663, Page 1014, granted and conveyed unto Roland D. Kemper and Linda J. Kemper, his wife.

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

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

TO: Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603  
Your house (real estate) at:

217 Ida Street, Berwick, PA 18603  
04C-04-097

is scheduled to be sold at Sheriff's Sale on October 22, 2008 at:  
Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 9:00 AM, to enforce the court judgment of \$113,281.94 obtained by Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5 against you.

**NOTICE OF OWNER'S RIGHTS**

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3. You may be able to stop the sale through other legal proceedings.

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5. 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.
6. 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 \* .
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At that time, the buyer may bring legal proceedings to evict you.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
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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.

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

08-032671

SD

**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**  
*Admitted in Illinois and Florida Only*  
**DAVID S. KREISMAN**  
*Admitted in Illinois Only*  
**CHRISTOPHER A. DENARDO**  
*Managing Partner*  
**DANIELLE BOYLE-EBERSOLE** +  
**MICHAEL J. CLARKE** +  
**ILANA ZION**  
*+ Also Licensed in New Jersey*

August 22, 2008

Fax number 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

Re: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2004-5 vs. Roland D. Kemper and Linda J. Kemper  
C.P. #2008-CV-762  
Sale Date: August 27, 2008  
Our File # 08-032671

Dear Sir or Madam:

Kindly continue the above-referenced sale until October 22, 2008 at 9:00am.

Thank you for your anticipated cooperation. If you have any questions or problems,  
please do not hesitate to contact me directly.

Very truly yours,



Heather Whitman  
Legal Assistant



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 6, 13, 20, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

**SHERIFF'S SALE**  
**Wednesday, August 27,**  
**2008 at 10:00 AM**  
By virtue of a Writ of Execution No. 103ED2008, Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the highest bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defendants in and to:  
**PROPERTY ADDRESS:**  
217 Ida Street  
Berwick, PA 18603  
BERWICK

**TAX PARCEL No.:**  
04C-04-097  
**IMPROVEMENTS:**  
a residential dwelling  
**DEFENDANTS:**  
Roland D. Kemper  
Linda J. Kemper  
**PLAINTIFF ATTORNEY:**  
Christopher A. DeNardo  
King of Prussia, PA 19406  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**  
**COLUMBIA COUNTY**  
[www.sheriffcolumbia.com](http://www.sheriffcolumbia.com)  
[www.sheriffcolumbia.com](http://www.sheriffcolumbia.com)

And  
publ  
fee f

bed to before me this 20th day of August 2008

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and  
ounting to \$.....for publishing the foregoing notice, and the  
ve been paid in full.

SD

**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
*Admitted in Illinois and Florida Only*  
DAVID S. KREISMAN  
*Admitted in Illinois Only*  
CHRISTOPHER A. DENARDO  
*Managing Partner*  
DANIELLE BOYLE-FBERSOLE +  
MICHAEL J. CLARK +  
ILANA ZION  
*+ Also Licensed in New Jersey*

August 20, 2008

Fax number 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

Re: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2004-5 vs. Roland D. Kemper and Linda J. Kemper  
C.P. #2008-CV-762  
Sale Date: August 27, 2008  
Our File # 08-032671

Dear Sir or Madam:

Kindly continue the above-referenced sale for 60 days until

Oct. 22, 2008 9:00 AM

Thank you for your anticipated cooperation. If you have any questions or problems,  
please do not hesitate to contact me directly.

Very truly yours,



Heather Whitman  
Legal Assistant

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

ROLAND & LINDA KEMPER

WRIT OF EXECUTION #103 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROLAND & LINDA KEMPER AT 217 IDA STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

A handwritten signature in black ink, appearing to read "Timothy T. Chamberlain", written over a horizontal line.

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21<sup>ST</sup> DAY OF JULY 2008

A handwritten signature in black ink, appearing to read "Lami B. Klein", written over a horizontal line.

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE  
-----

DEUTSCHE BANK NATIONAL TRUST COMPANY, 103ED2008  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2004-5

VS.

ROLAND D. KEMPER  
LINDA J. KEMPER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 6/11/2008 FOR THE FOLLOWING REASONS:  
NO FORWARDING ADDRESS

SWORN AND SUBSCRIBED BEFORE ME  
THIS Tuesday, June 17, 2008

*Jamie B. Kline*

NOTARY PUBLIC

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

SO ANSWERS :

*Timothy T. Chamberlain*

-----  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

BY:

*J. Devaney*

-----  
J. DEVANEY  
DEPUTY SHERIFF



June 17, 2008

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
LONG BEACH MORTGAGE LOAN TRUST 2004-5**

VS.

**ROLAND D. KEMPER  
LINDA J. KEMPER**

**DOCKET # 103ED2008**

**JD # 762JD2008**

Dear Timothy:

The amount due on sewer account #114134 for the property located at 217 Ida Street in Berwick, Pa through September 30, 2008 is \$853.26.

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

Sincerely,

Kelly Greer  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2008

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT ROLAND D. KEMPER

LINDA J. KEMPER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP EMPLOYEE (Barbara S. Green) IDENTIFICATION \_\_\_\_\_

DATE 6/11/08 TIME 1340 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature] DATE 8/14/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2008

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT ROLAND D. KEMPER

LINDA J. KEMPER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

LINDA KEMPER

217 IDA STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) NO Fwd PER BERWICK PC.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

6/11/08 1400 S-1 NA-CC APPROVED

DEPUTY

[Signature] DATE 6/11/08

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Company, as Trustee  
for Long Beach Mortgage Loan Trust 2004-5  
PLAINTIFF

No: 2008-CV-762

2008-ED 103

VS.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

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:

217 Ida Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due:

\$113,281.94

Interest from June 11, 2008 to

\$

Costs to be added

Seal of Court

Tamara B. Kline  
PROTHONOTARY

Date: 06-10-08

Barbara N. Salwitz  
Deputy Prothonotary Chg



SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

*2008 ED 103*

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

TO: Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603  
Your house (real estate) at:

217 Ida Street, Berwick, PA 18603  
04C-04-097

is scheduled to be sold at Sheriff's Sale on August 27, 2008 at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at 10:00 am, to enforce the court judgment of \$113,281.94 obtained by  
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-  
5 against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.

4. 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 (610) 278-6800.
5. 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.
6. 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 \* .
7. 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.
8. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

08-032671

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF IDA STREET 172 ½ FEET SOUTH OF GREEN STREET; THENCE ALONG IDA STREET IN A SOUTHERLY DIRECTION A DISTANCE OF 67 ½ FEET TO LINE OF LAND FORMERLY OF JAMES E. SPONEABERG; THENCE ALONG LINE OF LAND FORMERLY OF JAMES E. SPONENBERG IN AN EASTERLY DIRECTION 140 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A NORTHERLY DIRECTION 57 ½ FEET TO LINE OF LAND FORMERLY OF JOHN DRAKE; THENCE IN A WESTERLY DIRECTION A DISTANCE 140 FEET TO THE PLACE OF BEGINNING.

CODE# 04C-004-097

BEING the same premises which Gary D. VanPelt and Nancy M. VanPelt, his wife, by Deed dated August 15, 1997 and recorded in the Columbia County Recorder of Deeds Office on August 19, 1997 in Book 663, Page 1014, granted and conveyed unto Roland D. Kemper and Linda J. Kemper, his wife.

*Page*

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2008

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT ROLAND D. KEMPER

LINDA J. KEMPER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

TENANT(S)

217 1DA STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON GRETCHEN SCHULTZ

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

DATE 6/12/08 TIME 1350 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

☒ F. OTHER (SPECIFY) TENANT IN OTHER HALF  
OF DOUBLE BLOCK (219 1DA ST.)

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

6/11/08

1400

S-11

DA - LO - 1100ED

DEPUTY

B. G. Carroll

DATE 6/12/08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/10/2008

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT ROLAND D. KEMPER

LINDA J. KEMPER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 6/12/08 TIME 1433 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

B. J. Carroll

DATE

6/12/08

**BERWICK AREA SCHOOL DISTRICT**
**2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 002088**
**Original**

BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** Mon, Tue, Thur, 9:30am-4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays  
**PHONE 570-752-7442**

DESCRIPTION	ASSESSMENT	RAT	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	22396	48.1000	1055.71	1077.25	1184.98
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			<b>PAY THIS AMOUNT</b>	1055.71 IF PAID ON OR BEFORE Aug 31	1077.25 IF PAID ON OR BEFORE Oct 31 1184.98 IF PAID AFTER Nov 1

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O

KEMPER ROLAND D & LINDA J  
 217-219 IDA STREET  
 BERWICK PA 18603

**NO REFUNDS UNDER \$5.00**

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C04 09700000	6807
217219 IDA ST	3808.00
0663-1014	18588.00
0.22 ACRES	

SCHOOL PENALTY 10%  
 DELINQUENT TAX TO  
 COURTHOUSE DEC 15

**MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT**
**Tax Notice 2008 County & Municipality**

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAYS

**PHONE: 570-752-7442**

**FOR: COLUMBIA COUNTY**

**DATE**  
 03/01/2008

**BILL NO.**  
 4372

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	22,396	6.146	134.90	137.65	151.42
SINKING		1.345	29.52	30.12	33.13
FIRE		1.25	27.44	28.00	29.40
LIGHT		1.75	38.41	39.19	41.15
BORO RE		10.6	232.65	237.40	249.27
The discount & penalty have been calculated for your convenience			<b>PAY THIS AMOUNT</b>	462.92 April 30 If paid on or before	472.36 June 30 If paid on or before 504.37 June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

KEMPER ROLAND D & LINDA J  
 217-219 IDA STREET  
 BERWICK PA 18603

CNTY TWP  
 Discount 2 % 2 %  
 Penalty 10 % 5 %  
 PARCEL: 04C-04 -097-00,000  
 217 219 IDA ST  
 .2185 Acres Land 3,808  
 Buildings 18,588  
 Total Assessment 22,396

This tax returned to  
 courthouse on:  
 January 1, 2009

**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

.. COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-JUN-08

FEE:\$5.00

CERT. NO:4716

KEMPER ROLAND D & LINDA J  
217-219 IDA STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0663-0551  
LOCATION: 217-217A-219 IDA ST  
PARCEL: 04C-04 -097-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,779.46	37.62	0.00	1,817.08
2006	PRIM	1,364.74	26.11	170.00	1,560.85
TOTAL DUE :					\$3,377.93

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2008

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2007

REQUESTED BY:

-----Timothy T. Chamberlain, Sheriff Am.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/10/2008

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 103ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2004-5

DEFENDANT ROLAND D. KEMPER

LINDA J. KEMPER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 6-11-8 TIME 1010 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

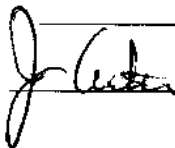
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 6-11-8



# REAL ESTATE OUTLINE

ED # 103-68

DATE RECEIVED 6-10-08  
DOCKET AND INDEX 6-11-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>308760</u>

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

SALE DATE	<u>Aug. 27, 08</u>	TIME <u>1000</u>
POSTING DATE	<u>July 22, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Aug 6</u>	
	2 <sup>ND</sup> WEEK <u>13</u>	
	3 <sup>RD</sup> WEEK <u>20, 28</u>	

# SHERIFF'S SALE

Wednesday, August 27th, 2008 at 10:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 103ED2008 AND CIVIL WRIT NO. 762JD2008 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF IDA STREET 172 ½ FEET SOUTH OF GREEN STREET; THENCE ALONG IDA STREET IN A SOUTHERLY DIRECTION A DISTANCE OF 67 ½ FEET TO LINE OF LAND FORMERLY OF JAMES E. SPONEABERG; THENCE ALONG LINE OF LAND FORMERLY OF JAMES E. SPONENBERG IN AN EASTERLY DIRECTION 140 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A NORTHERLY DIRECTION 57 ½ FEET TO LINE OF LAND FORMERLY OF JOHN DRAKE; THENCE IN A WESTERLY DIRECTION A DISTANCE 140 FEET TO THE PLACE OF BEGINNING.

CODE# 04C-004-097

BEING the same premises which Gary D. VanPelt and Nancy M. VanPelt, his wife, by Deed dated August 15, 1997 and recorded in the Columbia County Recorder of Deeds Office on August 19, 1997 in Book 663, Page 1014, granted and conveyed unto Roland D. Kemper and Linda J. Kemper, his wife.

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

Wednesday, August 27th, 2008 at 10:00 A.M.

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Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

# SHERIFF'S SALE

Wednesday, August 27th, 2008 at 10:00 A.M.

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**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

Plaintiff's Attorney  
Christopher A. DeNardo  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
<http://www.sheriffofcolumbiacounty.com/>

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Company, as Trustee  
for Long Beach Mortgage Loan Trust 2004-5  
PLAINTIFF

No: 2008-CV-762

2008-ED-103

VS.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

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:

217 Ida Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$113,281.94

Interest from June 11, 2008 to

\$

Costs to be added

Seal of Court

Tamara B. Kline  
PROTHONOTARY

Date: 06-10-08

Barbara N. Schmitt  
Deputy Prothonotary

SD

## SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

**GERALD M. SHAPIRO**

*Admitted in Illinois and Florida Only*

**DAVID S. KREISMAN**

*Admitted in Illinois Only*

**CHRISTOPHER A. DeNARDO**

*Managing Partner*

**DANIELLE BOYLE-EBERSOLE**

**MICHAEL J. CLARK**

**ILANA ZION**

*— Also Licensed in New Jersey*

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815  
Attn:

RE: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2004-5 vs. Roland D. Kemper and Linda J. Kemper  
Docket number: 2008-CV-762  
Our file number: 08-032671

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the \_\_\_\_\_ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- \_\_\_\_\_ Sale deposit in the amount of \$1,350.00;
- \_\_\_\_\_ 8 copies of the property legal description for the deed and printers;
- \_\_\_\_\_ Affidavit pursuant to Rule 3129.1 ;
- \_\_\_\_\_ Act 91 Affidavit;
- \_\_\_\_\_ Notices of Sale for each Defendant;
- \_\_\_\_\_ Request for service of the notice of sale;
- \_\_\_\_\_ Request for posting, advertising, of the notice of sale.

\_\_\_\_\_ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Arita Levy  
Legal Assistant

SHAPIRO & DENARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2004-5 vs. Roland D. Kemper and Linda J. Kemper  
CIVIL ACTION NO. 2008-CV-762  
OUR FILE NO. 08-032671

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses  
provided:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped  
envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Anita Levy  
Legal Assistant

Enclosures

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

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

TO: Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
Your house (real estate) at:

217 Ida Street, Berwick, PA 18603  
04C-04-097

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:

Columbia County Sheriff's County  
35 West Main Street  
Bloomsburg, PA 17185

at \_\_\_\_\_, to enforce the court judgment of \$113,281.94 obtained by  
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-  
5 against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.

4. 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 (610) 278-6800.
5. 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.
6. 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 \*.
7. 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.
8. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

08-032671

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

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CODE# 04C-004-097

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BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED 103

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

TO: Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603  
Your house (real estate) at:

217 Ida Street, Berwick, PA 18603  
04C-04-097

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Bloomsburg, PA 17185

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08-032671

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CODE# 04C-004-097

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SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2008-CV-762

2008-ED-103

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5  
11200 West Parkland Drive  
Milwaukee, WI 53224

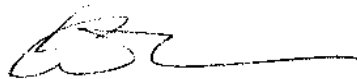
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

SHAPIRO & DENARDO, LLC

BY:



Christopher A. DeNardo, Esquire  
Attorney for Plaintiff

08-032671

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

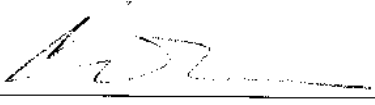
- ☐ FHA - Tenant Occupied or Vacant  
☐ Commercial  
☐ As a result of a Complaint in Assumpsit  
☐ That the Plaintiff has complied in all respects with Section 403 of the  
☒ Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DENARDO, LLC

BY:

  
Christopher A. DeNardo, Esquire  
PA Bar # 78447

SHAPIRO & KREISMAN, LLC  
BY: DANIELLE BOYLE-EBERSOLE, ESQ.  
LAUREN R. TABAS, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 81747, 93337 & 87137  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

DEFENDANT(S)

STATE OF: Florida

COUNTY OF: Duval

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Washington Mutual Bank on behalf of Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust 2004-5

By: Tracey Brown

NAME:

TITLE:


**Tracey Brown**  
**Manager**

Sworn to and subscribed before me this 25 day of April, 2008.

Monica Fayne, Notary Public

08-032671

MONICA FAYNE  
Notary Public, State of Florida  
My comm. exp. Mar. 27, 2012  
Comm. No. DD 772948



Christopher A. DeNardo, Esquire, Attorney for Plaintiff

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BY: CHRISTOPHER A. DENARDO, ESQUIRE  
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COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 217 Ida Street, Berwick, PA 18603.

1. Name and address of Owner(s) or Reputed Owner(s)  
Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
  
Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603
2. Name and address of Defendant(s) in the judgment:  
  
Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
  
Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5  
11200 West Parkland Drive  
Milwaukee, WI 53224



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

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan  
Trust 2004-5, Plaintiff  
11200 West Parkland Drive  
Milwaukee, WI 53224

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

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 Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT  
217 Ida Street  
Berwick, PA 18603

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

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire

08-032671

SHAPIRO & KREISMAN, LLC  
BY: DANIELLE BOYLE-EBERSOLE, ESQ.  
LAUREN R. TABAS, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 81747, 93337 & 87137  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper

217 Ida Street

Berwick, PA 18603

Linda J. Kemper

217 Ida Street

Berwick, PA 18603

DEFENDANT(S)

STATE OF: Florida

COUNTY OF: Duval

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Washington Mutual Bank on behalf of Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust 2004-5

By: Tracy Brown

NAME:

TITLE:

**Tracy Brown**  
**Manager**

Sworn to and subscribed before me this 25 day of April, 2008.

Monica Fayne, Notary Public

08-032671

MONICA FAYNE  
Notary Public, State of Florida  
My comm. exp. Mar. 27, 2012  
Comm. No. DD 772948

SHAPIRO & DENARDO, LLC  
BY: ILANA ZION, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 87137  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and

Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, May 28, 2008 to the following Defendants:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603



Sheena C. Maycr, Legal Assistant  
to Christopher A. DeNardo, Esquire for  
Shapiro & DeNardo, LLC

SHAPIRO & DENARDO, LLC  
BY: ILANA ZION ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 87137  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and  
Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-01-103

**NOTICE OF INTENTION TO TAKE DEFAULT**  
**UNDER Pa.R.C.P. 237.1**  
**IMPORTANT NOTICE**

TO: Roland D. Kemper  
DATE OF NOTICE: May 28, 2008

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED  
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT  
PURPOSE.**

## NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:


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North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

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### PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

  
Ilana Zion, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Plaintiff

SHAPIRO & DENARDO, LLC  
BY: ILANA ZION ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 87137  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

VS.

Roland D. Kemper  
and  
Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-00-103

**NOTICE OF INTENTION TO TAKE DEFAULT**  
**UNDER Pa.R.C.P. 237.1**  
**IMPORTANT NOTICE**

TO: Linda J. Kemper  
DATE OF NOTICE: May 28, 2008

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**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

### PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603



Ilana Zion, Esquire  
Shapiro & DeNardo, LLC  
Attorney for Plaintiff

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2008-CV-762

2008-ED-103

**CERTIFICATE OF SERVICE**

I, Christopher A. Denardo, Esquire, Attorney for the Plaintiff, hereby certify that I have served by first class mail, postage prepaid, true and correct copies of the attached papers upon the following person(s) or their attorney of record:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

Date mailed: 6/9/08

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire  
Attorney for Plaintiff

08-032671



SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2008-CV-762

2008-ED-103

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5  
11200 West Parkland Drive  
Milwaukee, WI 53224

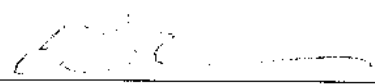
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire  
Attorney for Plaintiff

08-032671

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS  
Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

TAMI B. KLINE  
Prothonotary

TO: Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2008-CV-762

2008-ED-103

**NOTICE**

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

TAMI B. KLINE  
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:  
ATTORNEY CHRISTOPHER A. DENARDO, ESQUIRE AT (610) 278-6800.

OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS

Columbia County Clerk  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

TAMI B. KLINE  
Prothonotary

TO: Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2008-CV-762

2008-EP-103

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Prothonotary

- ☒ Judgment by Default
- ☐ Judgment for Possession
- ☐ Judgment on Award of Arbitration
- ☐ Judgment on Verdict
- ☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:  
ATTORNEY CHRISTOPHER A. DENARDO, ESQUIRE AT (610) 278-6800.

SHAPIRO & DENARDO, LLC  
BY: CHRISTOPHER A. DENARDO, ESQUIRE  
ATTORNEY I.D. NO: PA Bar # 78447  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 08-032671

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2004-5

PLAINTIFF

vs.

Roland D. Kemper and Linda J. Kemper  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2008-CV-762

2008-ED-103

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 217 Ida Street, Berwick, PA 18603.

1. Name and address of Owner(s) or Reputed Owner(s)  
Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
  
Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603
2. Name and address of Defendant(s) in the judgment:  
  
Roland D. Kemper  
217 Ida Street  
Berwick, PA 18603  
  
Linda J. Kemper  
217 Ida Street  
Berwick, PA 18603
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-5  
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Milwaukee, WI 53224

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

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan  
Trust 2004-5, Plaintiff  
11200 West Parkland Drive  
Milwaukee, WI 53224

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

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 Domestic Relations  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT  
217 Ida Street  
Berwick, PA 18603

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

SHAPIRO & DENARDO, LLC

BY:

  
\_\_\_\_\_  
Christopher A. DeNardo, Esquire

08-032671

Shapiro & DeNardo, LLC  
General Business Account  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
(610) 278-6800

LaSalle Bank N. A.  
2-507710

308760

DATE	6/3/2008
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100\*\*\*\*\*

TO THE SHERIFF OF COLUMBIA COUNTY  
ORDER P.O. BOX 380  
OF BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



08-032671, KEMPER, ROLA

⑈308760⑈ ⑆071000505⑆ 5201147419⑈