

SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust vs. Kory & Christopher Lauer
 NO. 207-08 ED NO. 18-15-08 JD DATE/TIME OF SALE June 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>21.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.80</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>391.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>676.32</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>901.32</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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	\$ <u>452.80</u>
WATER 20	\$
TOTAL ***** \$ <u>452.80</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID) \$ 1912.14

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust VS Kosy & Christopher Lawor

NO. 2-7-08 ED NO. 1845-08 JD

DATE/TIME OF SALE: June 24 8900

BID PRICE (INCLUDES COST) \$ 1710.14

POUNDAGE - 2% OF BID \$ 34.20

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

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1950.38

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1950.38

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ ---

TOTAL DUE IN 8 DAYS \$ 600.38



Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Str 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) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name: SHAPIRO & DENARDO, LLC

Telephone Number: (610) 278-6800

Street Address: 3600 Horizon Drive, Suite 150

City: King of Prussia

State: PA

Zip Code: 19406

B. DATA TRANSFER

Grantor(s)/Lessor(s)

Columbia County Sheriff

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10

Street Address

P.O. Box 380

Street Address

7255 BAYMEADOWS WAY

City

Bloomsburg

State

PA

Zip Code

17815

City

Jacksonville

State

Florida

Zip Code

32256

C. REAL ESTATE LOCATION

Street Address

606 Green Street

City, Township, Borough

Borough of Berwick

County

Columbia

School District

Berwick Area

Tax Parcel Number

04C-04-091

D. VALUATION DATA

1. Actual Cash Consideration

\$1,950.38

2. Other Consideration

+ 0

3. Total Consideration

= \$1,950.38

4. County Assessed Value

\$18,823.00

5. Common Level Ratio Factor

X 3.69

6. Fair Market Value

= \$69,456.87

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

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

100%

1c. Percentage of Grantor's Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

☐ Transfer to Industrial Development Agency.

(Name of Decedent)

(Estate File Number)

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

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

☐ Transfers 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. (Attach copy of Mortgage and note/Assignment) 9/20/06 #200609878 assigned 2/5/09 #200900963

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be 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 June 23, 2009 in satisfaction of judgment entered on Docket Number: 2008-CV-1845.

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

06/30/2009

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

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
LESLIE RASE
- Also Licensed in New Jersey

June 30, 2009
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage
Loan Trust 2006-10 vs. Kerry J. & Christopher H. Lauer
Property Address: 606 Green Street, Berwick, PA 18603
Civil Action No: 2008-CV-1845
S&D File No: 08-033665

Dear Columbia County Sheriff:


In reference to the above captioned matter, please prepare a deed to the following entity: Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10, 7255 Baymeadows Way, Jacksonville, FL 32256.

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$600.38 in payment of monies owed to settle.

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

38 West Third Street
Bloomsburg, PA 17815
Phone: (570) 784-6770

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

Bank of America, N. A.

2-507710

330641

DATE	6/29/2009
AMOUNT	***600.38

PAY Six Hundred and 38/100*****

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

VOID AFTER 90 DAYS



08-033665, LAUER, KERRY

⑈330641⑈ ⑆071000505⑆ 5201147419⑈

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

LESLIE RASE

+ Also Licensed in New Jersey

May 26, 2009

VIA FACSIMILE:

Office of the Sheriff of Columbia County

Attn: 570-389-5625

Re: Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan
Trust 2006-10 vs. Kerry J. Lauer, II and Christopher H. Lauer
C.P. #2008-CV-1845,
Sale Date: May 27, 2009
Our File # 08-033665

Dear Sheriff Chamberlain:

Kindly continue the above-referenced sale for thirty (30) days. Please forward the new
sale date to my attention at your earliest convenience.

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

Very truly yours,

Lisa Kosik
Legal Assistant

June 24/ 9:00 AM

June

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1ST AVENUE BERWICK—04C-002-04 NONE
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3RD ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5TH ST. BLOOMSBURG—05E-03-332 NONE
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3RD STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes

County: 024

PARCEL ID: 040-04-091-00

TAX YEAR: 2009

ALTERNATE ID:

VERSION: 6

UPDATED: 3 RNEWHART on 05/18/2009 02:27 pm

CUR: Y

Owner: LAUER CHRISTOPHER H

Multi Owners: Y

Billroll: PRIM PRIMARY

Stub/Receipt:

Date Rcvd: 01/26/2009

Location: 606 GREEN ST

Owner Occupy:

Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2007	PRIM	1,289.27	116.74	168.48	100.00	1,673.49
2008	PRIM	1,302.39	117.45	42.60	75.00	1,537.44
Total:		2,590.66	234.19	211.08	175.00	3,210.93

Last Payment:

Last Notice Date: 05/01/2009

Type: NOT

3,210.93 +

21.18 + Int.

60.00 + Posting

5.00 + Tax Cert.

004

3,297.11 = Total for June



May 12, 2009

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

**DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR LONG
BEACH MORTGAGE LOAN TRUST 2006-10**

VS.

**KERRY J. LAUER, II
CHRISTOPHER H. LAUER**

DOCKET # 207ED2008

JD # 1845JD2008

Dear Timothy:

The updated amount due on the sewer account #114080 for the property located at 606 Green Street Berwick, Pa through June 30, 2009 is \$452.82.

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 Employer"

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



May 12, 2009

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

**DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR LONG
BEACH MORTGAGE LOAN TRUST 2006-10**

VS.

**KERRY J. LAUER, II
CHRISTOPHER H. LAUER**

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Sincerely,

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MICHAEL J. CLARK +

ILANA ZION

LESLIE RASE

+ Also Licensed in New Jersey

February 24, 2009

VIA FACSIMILE : 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

Re: Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan
Trust 2006-10 vs. Kerry J. Lauer, II and Christopher H. Lauer
C.P. #2008-CV-1845,
Sale Date: February 25, 2009
Our File # 08-033665

Dear Sheriff Chamberlain:

Kindly postpone the above-referenced sale for ninety (90) days. Please forward the new sale date to my attention at your earliest convenience.

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

Very truly yours,

Lisa Kosik
Legal Assistant

Sale will be May 27 9:00 AM

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

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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- 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.

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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7032

Return Receipt

102595-02-M-15

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.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7049

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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.

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 7056

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ilana F. [Signature]*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

DEC 08 2008

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

DEC 08 2008

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

County 024

PARCEL ID: 04004-001-0000

TAX YEAR: 2009

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2007	PRIM	1,288.27	136.89	116.74	45.00		1,586.90
2008	PRIM	1,302.39	10.65	117.45	15.00		1,445.49
Total		2,590.66	147.54	234.19	60.00		3,032.39

3,032.39+

21.18+ Interest

30.+ Return+Claim Notice

5.+ Lien Cert.

004

3,088.57*Total amount
due for March.

STATE OF PENNSYLVANIA
COUNTY OF CO^U...

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 February 4, 11, 18, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 19th day of February, 2009.

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

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

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

VS.

KERRY & CHRISTOPHER LAUER

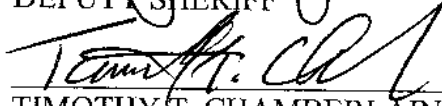
WRIT OF EXECUTION #207 OF 2008 ED

POSTING OF PROPERTY

JANUARY 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KERRY & CHRISTOPHER LAUER AT 606 GREEN STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

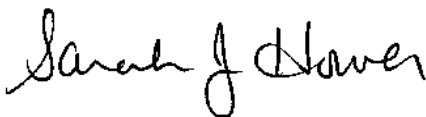
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF JANUARY 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 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

DEUTSCHE BANK NATIONAL TRUST CO.,
AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-10

Docket # 207ED2008

VS

MORTGAGE FORECLOSURE

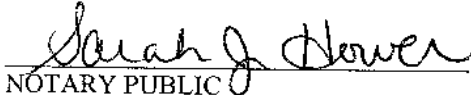
KERRY J. LAUER, II
CHRISTOPHER H. LAUER

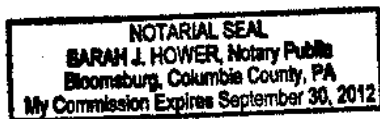
AFFIDAVIT OF SERVICE

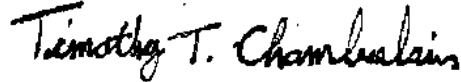
NOW, THIS TUESDAY, DECEMBER 09, 2008, AT 6:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CHRISTOPHER LAUER AT 606 GREEN STREET, BERWICK BY HANDING TO CHRIS LAUER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 10, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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

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
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DEUTSCHE BANK NATIONAL TRUST CO.,
AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-10

Docket # 207ED2008

VS

MORTGAGE FORECLOSURE

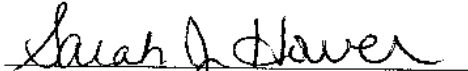
KERRY J. LAUER, II
CHRISTOPHER H. LAUER

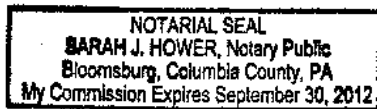
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, DECEMBER 09, 2008, AT 6:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KERRY LAUER, II AT 606 GREEN STREET, BERWICK BY HANDING TO CHRIS LAUER, Brother, 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 WEDNESDAY, DECEMBER 10, 2008


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

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

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. 08-033665

Deutsche Bank National Trust Co., as trustee for,
Long Beach Mortgage Loan Trust 2006-10
PLAINTIFF

VS.

Kerry J. Lauer, II
and
Christopoher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10, 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 December 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

08-033665

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

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)



UNITED STATES POSTAGE
02 1M
0004242891
MAILED FROM ZIP CODE 19406
\$02.20
DEC 18 2008
PRIMEV MOVES

Addressee (Name, Street, City State, & ZIP Code)

Postage

Fee

Handling Charge

1. 08-033665

Tenant or Occupant
606 Green Street
Berwick, PA 18603

Columbia County Domestic Relations

15 Perry Avenue

PO Box 380
Bloomsburg, PA 17815

3.

4.

5.

7.

8.

Total Number of Pieces Listed by Sender 2

Total Number of Pieces Received at Post Office 2

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt



December 10, 2008

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

**DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR LONG
BEACH MORTGAGE LOAN TRUST 2006-10**

VS.

**KERRY J. LAUER, II
CHRISTOPHER H. LAUER**

DOCKET # 207ED2008

JD # 1845JD2008

Dear Timothy:

The amount due on the sewer account #114080 for the property located at 606 Green Street Berwick Pa through March 31, 2009 is \$354.57.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/1/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT KERRY J. LAUER, II
CHRISTOPHER H. LAUER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
KERRY LAUER, II	MORTGAGE FORECLOSURE
606 GREEN STREET	
BERWICK	

SERVED UPON CHRIS LAUER

RELATIONSHIP BROTHER IDENTIFICATION _____

DATE 12-09-08 TIME 1P20 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
<u>12-08-08</u>	<u>1210</u>	<u>DANIELLO</u>	<u>1/2</u>

DEPUTY

DATE

12-09-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/1/2008

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT

KERRY J. LAUER, II
CHRISTOPHER H. LAUER

ATTORNEY FIRM

SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
CHRISTOPHER LAUER
606 GREEN STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CHRIS LAUER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12.09.08 TIME 1820 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

12.08.08 1210 DANIELLO L/C

DEPUTY

Per DLU

DATE 12.09.08

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/1/2008

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT KERRY J. LAUER, II
CHRISTOPHER H. LAUER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARGIE FRITZ

RELATIONSHIP CLERK IDENTIFICATION _____

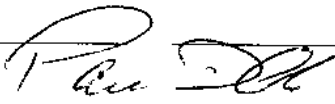
DATE 12.02.08 TIME 1130 MILEAGE _____ OTHER _____

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 12.02.08

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

Thursday, December 04, 2008

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2006-10
VS
KERRY J. LAUER, II
CHRISTOPHER H. LAUER**

DOCKET # 207ED2008

JD # 1845JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Christopher H. Lauer
606 Green Street
Berwick, PA 18603

Your house (real estate) at:

606 Green Street
Berwick, PA 18603
04C-04-091

is scheduled to be sold at Sheriff's Sale on February 25, 2009 at:
Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at 9:30 am, to enforce the court judgment of \$67,056.60 obtained by Deutsche
Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's 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.

08-033665

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner Lot No. 25 on Green Street in the Borough of Berwick
THENCE in a southerly direction along Lot No. 25 a distance of 156.57 feet; THENCE in an
easterly direction parallel with Green Street a distance of 50 feet to Lot No. 23; THENCE in a
northerly direction a distance of 156.57 feet to Green Street;
THENCE in a Westerly direction a distance of 50 feet to the place of beginning. BEING the
northerly half of Lot No. 24 in Fowler's Addition to Berwick.

BEING the same premises which Anna Koch by Deed dated September 18th 2006 and recorded
in the Columbia County Recorder of Deeds Office on September 20th 2006 in Deed Book 300,
page 238, granted and conveyed unto Christopher H. Lauer.

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008		BILL. J02353		Original	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603		DESCRIPTION REAL ESTATE	ASSESSMENT 18823	RATE 48.1000	2% DISC 887.28	FACE AMOUNT 905.39	10% PENALTY 995.93
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442		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.		PAY THIS AMOUNT	887.28 IF PAID ON OR BEFORE Aug 31	905.39 IF PAID ON OR BEFORE Oct 31	995.93 IF PAID AFTER Nov 1

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C04 09100000		6801
606 GREEN ST	3120.00	SCHOOL PENALTY 10%
20060-9877	15703.00	DELINQUENT TAX TO
0.18 ACRES		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.
4636

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	NCL PENALTY
GENERAL	18,823	6.146	113.38	115.69	127.26
SINKING		1.345	24.81	25.32	27.85
FIRE		1.25	23.06	23.53	24.71
LIGHT		1.75	32.28	32.94	34.59
BORO RE		10.6	195.53	199.52	209.50
The discount & penalty have been calculated for your convenience			389.06	397.00	423.91
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LAUER CHRISTOPHER H
 KERRY J LAUER II
 606 GREEN STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-04 -091-00,000
 606 GREEN ST
 .1791 Acres Land 3,120
 Buildings 15,703
 Total Assessment 18,823

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/1/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT KERRY J. LAUER, II
CHRISTOPHER H. LAUER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kerry Lauer

RELATIONSHIP Client IDENTIFICATION _____

DATE 12-08-08 TIME 1100 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 12-08-08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:05-DEC-08

FEE:\$5.00

CERT. NO:5433

LAUER CHRISTOPHER H
KERRY J LAUER II
606 GREEN STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20060-9877
LOCATION: 606 GREEN ST PT LOT 24
PARCEL: 04C-04 -091-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,565.84	31.61		0.00	1,597.45
TOTAL DUE :						\$1,597.45

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2009

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/1/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT KERRY J. LAUER, II
CHRISTOPHER H. LAUER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Sign IDENTIFICATION _____

DATE 12-5-08 TIME 1302 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

12-5-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/1/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 207ED2008

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST CO., AS TRUSTEE
FOR LONG BEACH MORTGAGE LOAN TRUST 2006-10

DEFENDANT KERRY J. LAUER, II
CHRISTOPHER H. LAUER
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 Debbie Miller

RELATIONSHIP T/C Clerk IDENTIFICATION _____

DATE 12-5-08 TIME 0945 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Allison DATE 12-5-08

REAL ESTATE OUTLINE

ED # 207-08

DATE RECEIVED 12-1-08

DOCKET AND INDEX 12-1-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒

COPY OF DESCRIPTION ☒

WHEREABOUTS OF LKA ☒

NON-MILITARY AFFIDAVIT ☒

NOTICES OF SHERIFF SALE ☒

WAIVER OF WATCHMAN ☒

AFFIDAVIT OF LIENS LIST ☒

CHECK FOR \$1,350.00 OR ☒

CK# 51-1408

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

SALE DATE

Feb. 25, 09 TIME 0930

POSTING DATE

Jan. 21, 09

ADV. DATES FOR NEWSPAPER

1 ST WEEK	<u>Feb. 4</u>
2 ND WEEK	<u>7</u>
3 RD WEEK	<u>18, 09</u>

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 207 OF 2008 ED AND CIVIL WRIT NO. 1845 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner Lot No. 25 on Green Street in the Borough of Berwick THENCE in a southerly direction along Lot No. 25 a distance of 156.57 feet; THENCE in an easterly direction parallel with Green Street a distance of 50 feet to Lot No. 23; THENCE in a northerly direction a distance of 156.57 feet to Green Street; THENCE in a Westerly direction a distance of 50 feet to the place of beginning. BEING the northerly half of Lot No. 24 in Fowler's Addition to Berwick.

BEING the same premises which Anna Koch by Deed dated September 18th 2006 and recorded in the Columbia County Recorder of Deeds Office on September 20th 2006 in Deed Book 300, page 238, granted and conveyed unto Christopher H. Lauer.

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 is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 207 OF 2008 ED AND CIVIL WRIT NO. 1845 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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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 is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 207 OF 2008 ED AND CIVIL WRIT NO. 1845 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner Lot No. 25 on Green Street in the Borough of Berwick THENCE in a southerly direction along Lot No. 25 a distance of 156.57 feet; THENCE in an easterly direction parallel with Green Street a distance of 50 feet to Lot No. 23; THENCE in a northerly direction a distance of 156.57 feet to Green Street; THENCE in a Westerly direction a distance of 50 feet to the place of beginning. BEING the northerly half of Lot No. 24 in Fowler's Addition to Berwick.

BEING the same premises which Anna Koch by Deed dated September 18th 2006 and recorded in the Columbia County Recorder of Deeds Office on September 20th 2006 in Deed Book 300, page 238, granted and conveyed unto Christopher H. Lauer.

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 is cash, certified check or cashier's check.

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Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Co., as trustee for
Long Beach Mortgage Loan Trust 2006-10
PLAINTIFF

No: 2008-CV-1845

2008-ES-207

VS.

Kerry J. Lauer, II and Christopher H. Lauer
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:

606 Green Street
Berwick, PA 18603
See attached legal

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

Amount Due

\$67,056.60

Costs to be added

Seal of Court

Tami B Kline
PROTHONOTARY

Date: 11-26-08

Kelly P Brewer
Deputy Prothonotary

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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Christopher H. Lauer
606 Green Street
Berwick, PA 18603

Your house (real estate) at:

606 Green Street
Berwick, PA 18603
04C-04-091

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 \$67,056.60 obtained by Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's 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.

08-033665

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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Your house (real estate) at:

606 Green Street
Berwick, PA 18603
04C-04-091

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 \$67,056.60 obtained by Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 against you.

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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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorney's 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.

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08-033665

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THENCE in a southerly direction along Lot No. 25 a distance of 156.57 feet; THENCE in an easterly direction parallel with Green Street a distance of 50 feet to Lot No. 23; THENCE in a northerly direction a distance of 156.57 feet to Green Street;
THENCE in a Westerly direction a distance of 50 feet to the place of beginning. BEING the northerly half of Lot No. 24 in Fowler's Addition to Berwick.

BEING the same premises which Anna Koch by Deed dated September 18th 2006 and recorded in the Columbia County Recorder of Deeds Office on September 20th 2006 in Deed Book 300, page 238, granted and conveyed unto Christopher H. Lauer.

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner Lot No. 25 on Green Street in the Borough of Berwick
THENCE in a southerly direction along Lot No. 25 a distance of 156.57 feet; THENCE in an
easterly direction parallel with Green Street a distance of 50 feet to Lot No. 23; THENCE in a
northerly direction a distance of 156.57 feet to Green Street;
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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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1845

CERTIFICATION OF ADDRESS

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

Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10
11200 West Parkland Drive
Milwaukee, WI 53224

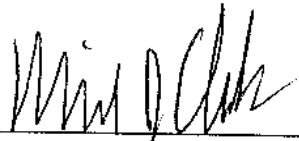
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033665

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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

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:

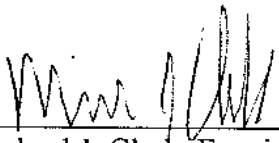
_____ FHA - Tenant Occupied or Vacant
_____ Commercial
_____ As a result of a Complaint in Assumpsit
_____ That the Plaintiff has complied in all respects with Section 403 of the
X Mortgage Assistance Act including but not limited to:

- (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:



Michael J. Clark, Esquire
PA Bar # 202929

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSON, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 202929, 78447 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

VS.

Kerry J. Lauer
606 Green Street
Berwick, PA 18603
Christopher H. Lauer
606 Green Street
Berwick, PA 18603

DEFENDANT(S)

STATE OF: FL

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:

COUNTY OF: Duval

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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10

By: [Signature]

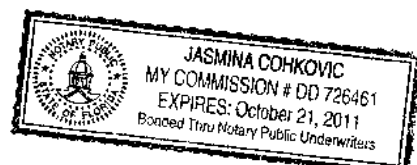
NAME: Wendy McEwen

TITLE: Asset Recovery Spec

Sworn to and subscribed before me this 15 day of Oct, 2008.

[Signature] Notary
Public

08-033665



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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10, 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 606 Green Street, Berwick, PA 18603.

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

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher II. Lauer
606 Green Street
Berwick, PA 18603

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

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green 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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10
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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10,
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

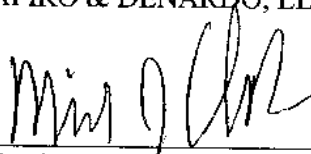
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
606 Green 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:



Michael J. Clark/Esquire

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 Co., as trustee for Long Beach Mortgage Loan
Trust 2006-10 vs. Kerry J. Lauer, II and Christopher H. Lauer
CIVIL ACTION NO. 2008-CV-1845
OUR FILE NO. 08-033665

Sir/Madam:

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

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green 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.

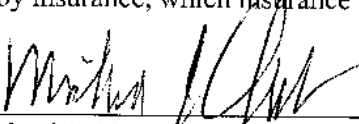
Your assistance in this matter is greatly appreciated.

Very truly yours,

Danielle D. Gibson
Legal Assistant

Enclosures

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Michael J. Clark, Esquire, Attorney for Plaintiff

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

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn:

RE: Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan
Trust 2006-10 vs. Kerry J. Lauer, II and Christopher H. Lauer
Docket number: 2008-CV-1845
Our file number: 08-033665

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 \$;
- _____ 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,

Danielle D Gibson
Legal Assistant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Co., as trustee for
Long Beach Mortgage Loan Trust 2006-10
PLAINTIFF

No: 2008-CV-1845

VS.

Kerry J. Lauer, II and Christopher H. Lauer
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:

606 Green Street
Berwick, PA 18603
See attached legal

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

Amount Due

\$67,056.60

Costs to be added

Seal of Court

PROTHONOTARY

Date: _____

Deputy Prothonotary

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 202929, 78447 & 87137
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KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

VS.

Kerry J. Lauer
606 Green Street
Berwick, PA 18603
Christopher H. Lauer
606 Green Street
Berwick, PA 18603

DEFENDANT(S)

STATE OF: FL

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:

COUNTY OF: Duval

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 Co., as trustee for Long Beach Mortgage Loan Trust 2006-10

By: WPM

NAME: Wendy McEwen
TITLE: Asst. Secretary Spec

Sworn to and subscribed before me this 15 day of Oct, 2008.

Jasmina Cihovic Notary
Public

08-033665



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 & D FILE NO. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

VS.

Kerry J. Lauer, II
and
Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

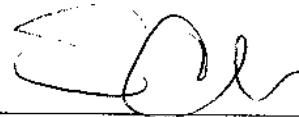
NO: 2008-CV-1845

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, November 13, 2008 to the following Defendants:

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603



Sheena C. Mayer, Legal Assistant
to Ilana Zion, 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
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PLAINTIFF

VS.

Kerry J. Lauer, II
and
Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

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

TO: Kerry J. Lauer, II
DATE OF NOTICE: November 13, 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:

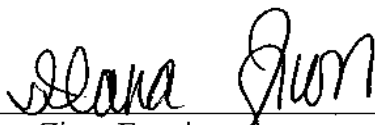
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North Penn Legal Services
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570-784-8760

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PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green 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 & D FILE NO. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

VS.

Kerry J. Lauer, II
and
Christopher H. Lauer
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

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

TO: Christopher H. Lauer

DATE OF NOTICE: November 13, 2008

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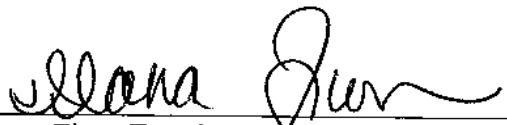
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PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603


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

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. 08-033665

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1845

CERTIFICATE OF SERVICE

I, Michael J. Clark, 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:

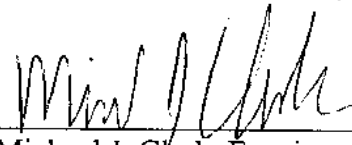
Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603

Date mailed: _____

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033665

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
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PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1845

CERTIFICATION OF ADDRESS

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

Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10
11200 West Parkland Drive
Milwaukee, WI 53224

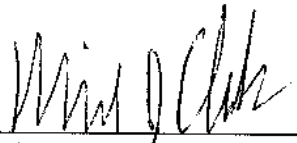
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033665

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: Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II
and
Christopher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1845

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 MICHAEL J. CLARK, 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: Christopher H. Lauer
606 Green Street
Berwick, PA 18603

Deutsche Bank National Trust Co., as trustee
for Long Beach Mortgage Loan Trust 2006-
10

PLAINTIFF

vs.

Kerry J. Lauer, II and Christopher H. Lauer
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1845

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IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

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
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PLAINTIFF

vs.

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DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1845

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Co., as trustee for Long Beach Mortgage Loan Trust 2006-10, 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 606 Green Street, Berwick, PA 18603.

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

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603

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

Kerry J. Lauer, II
606 Green Street
Berwick, PA 18603

Christopher H. Lauer
606 Green Street
Berwick, PA 18603

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

Bank of America N. A.

2-50/710

317402

DATE	11/17/2008
AMOUNT	***1,350.00

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

VOID AFTER 90 DAYS

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



08-033665 LAUER, KERRY

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