

SHERIFF'S SALE COST SHEET

Deutsche Bank N.A. vs. Allen + Hootjes Andrews
 NO. 5701 ED NO. 121 09 JD DATE/TIME OF SALE Sept. 2 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>35.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>390.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1159.38</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1384.38</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4.50</u>
TOTAL ***** \$ <u>5.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>477.71</u>
SCHOOL DIST. 20	\$ <u>126.68</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1719.39</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3115.67

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

Deutsche Bank Nat. vs Allan & Heather Andrews

NO. 57-09 ED NO. 121-09 JD

DATE/TIME OF SALE: Sept 2 09:30

BID PRICE (INCLUDES COST) \$ 3715.27

POUNDAGE - 2% OF BID \$ 74.31

TRANSFER TAX - 2% OF FAIR MKT \$ 0

MISC. COSTS \$ 0

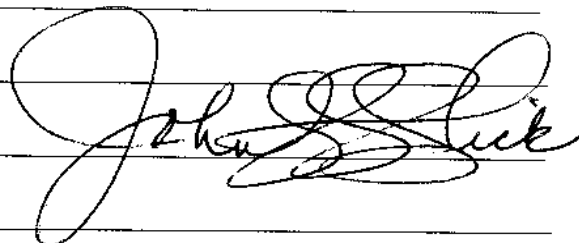
TOTAL AMOUNT NEEDED TO PURCHASE \$ 3789.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 3789.58

LESS DEPOSIT: \$ 1500.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2289.58

DATE

BY



pennsylvania

DEPARTMENT OF REVENUE

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**

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) 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 UDREN LAW OFFICES, PC		Telephone Number: (856) 669-5700	
Street Address 111 WOODCREST RD., STE 200		City CHERRY HILL	State NJ
		ZIP Code 08003	

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee for ****		
Street Address P.O. Box 380			Street Address 6501 Irvine Center Drive		
City Bloomsburg	State PA	ZIP Code 17859	City Irvine	State CA	ZIP Code 92618

C. REAL ESTATE LOCATION

Street Address 511 Main Street		City, Township, Borough Orangeville	
County Columbia	School District Orangeville	Tax Parcel Number 28-03-026	

D. VALUATION DATA

1. Actual Cash Consideration \$ 3,715.27	2. Other Consideration + 0.00	3. Total Consideration = \$ 3,715.27
4. County Assessed Value \$ 37,793.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$ 139,456.17

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00%	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. _____ (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/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.)
- ☐ 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.) Transfer from the Sheriff to the mortgagee

as a result of an action in mortgage foreclosure. ****Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates

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

Date

*NH Thomas**CS**9-3-09*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee ☐ Reverse

C. Date of Delivery ☒ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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 ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee ☐ Reverse

C. Date of Delivery ☒ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

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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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, & 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) 7008 1830 0002 2802 0157

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee ☐ Reverse

C. Date of Delivery ☒ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, & 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:

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

2. Article Number (Transfer from service label) 7008 1830 0002 2802 0164

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee ☐ Reverse

C. Date of Delivery ☒ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, & 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:

Heather Andrews
1306 Sweetwater Lane
Supply, NC 28462

2. Article Number (Transfer from service label) 7008 1830 0002 2802 0119

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) ☒ Addressee ☐ Reverse

C. Date of Delivery ☒ Yes ☐ No

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 2, 2009

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

RE: Deutsche Bank National Trust Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
Through Certificates
vs.
Allan Andrews
Heather Andrews
Property: 511 Main Street
Orangeville, PA 17859
Columbia County C.C.P. No.: 2009-CV-121
Sheriff's Sale Date: 9/2/09

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates, 6501 Irvine Center Drive, Irvine, CA 92618.

Enclosed please find our check in the amount of \$2,289.58 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,000.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Nicole Harbinson-Thomas
Legal Assistant

Enclosure

13719

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank

3-180/360

13/4/09

AMOUNT
*****2,289.58

DATE
September 03, 2009

Two Thousand Two Hundred Eighty-Nine and 58/100

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

Mark A. Udren

13719 1:0360018081: 36 589745 31

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFORMATION AND SHOULD BE HANDLED WITH EXTREME CARE

136598

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank®

3-180/360

NUMBER
136598

Two Hundred Twenty-Nine and 38/100*****

DATE
August 24, 2009

AMOUNT
*****229.38

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

⑈ 136598 ⑈ ⑆ 036001808 ⑆ 36 589745 3 ⑈

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-568-9500

PLEASE RESPOND TO NEW JERSEY OFFICE

August 13, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Wendy

Re: Deutsche Bank National Trust Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
Through Certificates

vs.

Allan Andrews

Heather Andrews

Columbia County C.C.P. No. 2009-CV-121

Premises: 511 Main Street

Orangeville, PA 17859

SS Date: August 19, 2009

Dear Wendy:

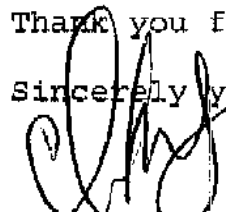
Please postpone the Sheriff's Sale scheduled for August 19, 2009
to September 2, 2009.

Sale is postponed for the following reason:

Loss mitigation.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears

Foreclosure Manager

/rk

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

FACSIMILE TRANSMITTAL SHEET

TO:	Chris Steers	FROM:	Tim Chamberlain
COMPANY:		DATE:	8-17-09
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	Andrews	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856.669.5400

FAX: 856.669.5399

PENNSYLVANIA OFFICE
215-568-9300

MARK J. UDREN*
STUART WINNEG**
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CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 26, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Deputy Arter

Re: Deutsche Bank National Trust Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
Through Certificates
vs.
Allan Andrews
Heather Andrews
Columbia County C.C.P. No. 2009-CV-121
Premises: 511 Main Street
Orangeville, PA 17859
SS Date: May 27, 2009

Dear Deputy Arter:

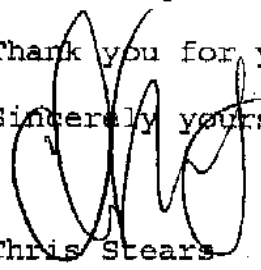
Please postpone the Sheriff's Sale scheduled for May 27, 2009 to
August 19, 2009 at 9:00 AM.

Sale is postponed for the following reason:

Loss mitigation workout.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears
Foreclosure Manager

/rk

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN*
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TINA MARIE RICH
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE
215-568-9300

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 26, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Deputy Arter

Re: Deutsche Bank National Trust Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
Through Certificates

vs.

Allan Andrews

Heather Andrews

Columbia County C.C.P. No. 2009-CV-121

Premises: 511 Main Street

Orangeville, PA 17859

SS Date: May 27, 2009

Dear Deputy Arter:

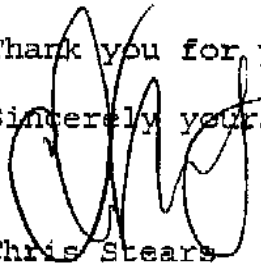
Please postpone the Sheriff's Sale scheduled for May 27, 2009 to
August 19, 2009 at 9:00 AM.

Sale is postponed for the following reason:

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Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/rk

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 May 6, 13, 20, 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 20th day of MAY, 2009.

.....
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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.

.....

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

26-01-025-00

TAX YEAR 2009

ALTERNATE ID

VERSION

2

UPDATED

3

RNEWHART

on

05/19/2009 09:17 am

CUR

Y

Owner ANDREWS ALLAN & HEATHER

Multi Owners

Billroll

PRIM

PRIMARY

Stub/Receipt

Date Recd

01/14/2009

Location

511 N MAIN ST

Owner Occupy

Bankruptcy Flag

Delq

Year

Billroll

Tax

Penalty

Interest

Fees/
Other

Total

2007	PRIM	1,655.75	165.58	218.72	100.00	2,140.05
2008	PRIM	1,635.17	163.52	54.60	75.00	1,927.69
Total:		3,290.92	329.10	272.72	175.00	4,067.74

Last Payment

Last Notice Date

05/01/2009

Type: NOT

4,067.74 +

27.17 + Int.

60.00 + Posting

5.00 + Tax Cert.

004

4,159.91 * Total for June

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-
OPT3, Asset Backed Pass-Through
Certificates
6501 Irvine Center Drive
Irvine, CA 92618
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Allan Andrews
Heather Andrews
511 Main Street
Orangeville, PA 17859
Defendant(s)

NO. 2009-CV-121

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

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

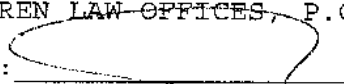
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached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

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

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

Dated: May 6, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for Citigroup Mortgage Loan
Trust, Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2009-CV-121

v.
Allan Andrews
Heather Andrews
Defendant(s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Allan Andrews and Heather Andrews

PROPERTY: 511 Main Street, Orangeville, PA 17859

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **May 27, 2009**, at **9:30am**, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

UDREN LAW OFFICES, P.C.
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003

ATTN: Nicole Ratigan

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for
Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for
Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here, if issued as
certificate of mailing or for
additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230										
2		TENANTS/OCCUPANTS 511 Main Street Orangeville, PA 17859										
3		DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE 6501 Irvine Center Drive Irvine, CA 92618										
4		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815										
5		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815										
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000. The maximum indemnity payable for registered mail, sent with optional postal insurance, is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. Special handling charges apply only to third and fourth class parcels.							
5												

016H26519210
\$00.300
04/16/2009
Mailed From: 08003
US POSTAGE



EXHIBIT A

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

an Andrews and Heather Andrews; #09010492-1 (Columbia)

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5622

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST, SERIES 2005-
OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

57ED2009

VS

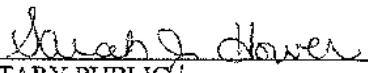
ALLAN ANDREWS
HEATHER ANDREWS

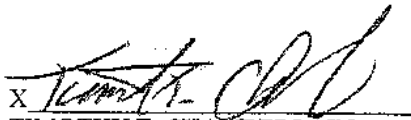
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 22, 2009, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO ALLAN ANDREWS AT 1306 SWEETWATER LANE,
SUPPLY WITH ALLAN ANDREWS SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 22, 2009


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF

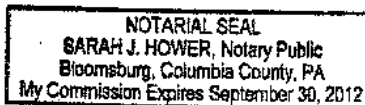


EXHIBIT B

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

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) 744-6300

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST, SERIES 2005-
OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

57ED2009

VS

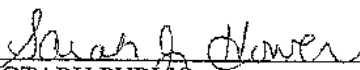
ALLAN ANDREWS
HEATHER ANDREWS

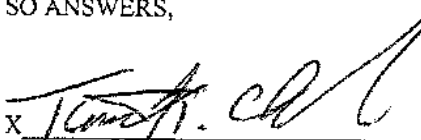
AFFIDAVIT OF SERVICE

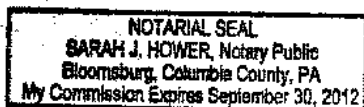
NOW, THIS WEDNESDAY, APRIL 22, 2009, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO HEATHER ANDREWS AT 1306 SWEETWATER LANE,
SUPPLY WITH ALLAN ANDREWS SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 22, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF



UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

EXHIBIT B

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.

ALLAN & HEATHER ANDREWS


WRIT OF EXECUTION #57 OF 2009 ED

POSTING OF PROPERTY

April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ALLAN & HEATHER ANDREWS AT 511 MAIN STREET ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

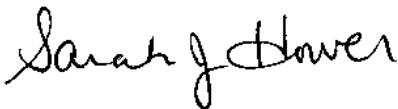
SO ANSWERS:

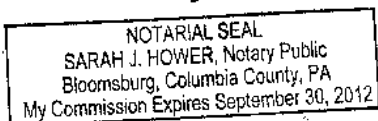

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF APRIL 2009





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) 784-6380

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST, SERIES 2005-
OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

57ED2009

VS

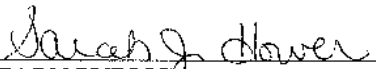
ALLAN ANDREWS
HEATHER ANDREWS

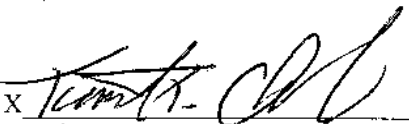
AFFIDAVIT OF SERVICE

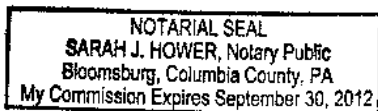
NOW, THIS WEDNESDAY, APRIL 22, 2009, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO ALLAN ANDREWS AT 1306 SWEETWATER LANE,
SUPPLY WITH ALLAN ANDREWS SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 22, 2009


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF



UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

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 CITIGROUP
MORTGAGE LOAN TRUST, SERIES 2005-
OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

57ED2009

VS


ALLAN ANDREWS
HEATHER ANDREWS

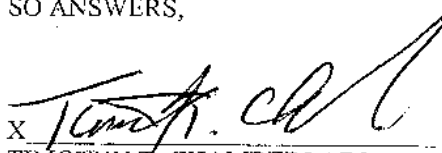
AFFIDAVIT OF SERVICE

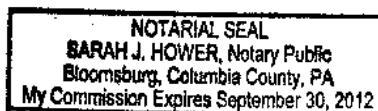
NOW, THIS WEDNESDAY, APRIL 22, 2009, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO HEATHER ANDREWS AT 1306 SWEETWATER LANE,
SUPPLY WITH ALLAN ANDREWS SIGNING FOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME,
THIS WEDNESDAY, APRIL 22, 2009


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF



UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/18/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 57ED2009

PLAINTIFF
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST,
SERIES 2005-OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT
ALLAN ANDREWS
HEATHER ANDREWS
ATTORNEY FIRM
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREN COLE

RELATIONSHIP Trustee Clerk IDENTIFICATION _____

DATE 3/24/09 TIME 3:30 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 W. A. Surin DATE 3/24/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 24-MAR-09

FEE: \$5.00

CERT. NO: 5936

ANDREWS ALLAN & HEATHER
511 N MAIN STREET
ORANGEVILLE PA 17859

DISTRICT: ORANGEVILLE BORO
DEED 20050-2876
LOCATION: 511 N. MAIN ST
PARCEL: 28 -03 -026-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,870.69	40.47	30.00	1,941.16
2007	PRIM	2,057.71	40.98	115.00	2,213.69
TOTAL DUE :					\$4,154.85

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/18/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 57ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST,
SERIES 2005-OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT ALLAN ANDREWS
HEATHER ANDREWS
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 3-24-9 TIME 1300 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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. Carter DATE 3-24-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/18/2009

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 57ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST,
SERIES 2005-OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

ALLAN ANDREWS
HEATHER ANDREWS

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED
TENANT(S)
511 MAIN STREET
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Empty House Posted Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-23-9 TIME 1630 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

Jailes

DATE 3-20-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/18/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 57ED2009

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST,
SERIES 2005-OPT3, ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT ALLAN ANDREWS
HEATHER ANDREWS
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED

GLORIA MILLER-TAX COLLECTOR

PO BOX 93

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Gloria

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 3-23-9 TIME 1020 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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) 401 MAIN ST

STATE FARM INS. 401 MAIN ST ORANGEVILLE
PLACE OF EMPLOYMENT

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. L. L.

DATE 3-23-9

REAL ESTATE OUTLINE

ED # 5-1-09

DATE RECEIVED 3-18-09
DOCKET AND INDEX 3-18-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>129017</u>

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

SALE DATE	<u>Mar 27, 09</u>	TIME <u>8930</u>
POSTING DATE	<u>Apr 23, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 2</u>	
	2 ND WEEK <u>13</u>	
	3 RD WEEK <u>20, 09</u>	

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2009 ED AND CIVIL WRIT NO. 121 OF 2009 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, parcel and lot of land situate in the Borough of Orangeville, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the western right-of-way line of Pennsylvania Route 487, in line of land now or formerly of Orangeville Manufacturing Company. THENCE North 60 degrees 2 minutes 30 seconds West along said Orangeville Manufacturing Company lands, now or formerly, 110.22 feet to an iron pin in line of lands now or formerly of Paul N. Knorr; THENCE along said Knorr lands, now or formerly, North 26 degrees 57 minutes 30 seconds East 102.30 feet to an iron pin in line of lands now or formerly of Bertha VanPelt; THENCE along said VanPelt land, now or formerly, South 61 degrees 47 minutes 30 seconds East 110.10 feet to an iron pin on the western right-of-way line of Pennsylvania Route 487; THENCE along the western right-of-way line of said Pennsylvania Route 487, South 26 degrees 57 minutes 30 seconds West 105.87 feet to an iron pin in line of land now or formerly of the said Orangeville Manufacturing Company, the place of Beginning.

CONTAINING 11.445.34 square feet.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PROPERTY:

1. A triangle piece of ground situate on the West and of the above-described premises, containing 110 square feet, as conveyed by Warren J. Williams and Hannah J. Harrison to J.W. Conner, as recorded in the Recorder's Office of Columbia County in Deed Book 103, Page 334.
2. A parcel of land consisting of 471 square feet to the Department of Transportation by deed dated February 24, 1986 and recorded in Columbia County Court House in Record Book 363, Page. 369.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHTS APPEARING OF RECORD; AND SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD SHOW.

BEING the same premises which Marvin K. Brittain, Unmarried and Melanie Rose English, Unmarried by Deed dated January 9, 2004, and recorded January 23, 2004, at the Columbia County Recorder of Deeds Office as Instrument No. 200400754, granted and conveyed unto William J. Miller, Grantor herein.

AND ALSO BEING the same premises which Andrew C. Cuomo, Secretary of Housing and Development of Washington, D.C., by Deed dated October 9, 1997 and recorded October 9, 1997 at the Columbia County Recorder of Deeds Office in Record Book 668, Page 775, granted and conveyed unto Marvin K. Brittain and Melanie Rose English.

BEING KNOWN AS: 511 MAIN STREET, ORANGEVILLE, PA 17859

PROPERTY ID NO.: 28-03-026

TITLE TO SAID PREMISES IS VESTED IN ALLAN ANDREWS AND HEATHER ANDREWS, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WILLIAM J. MILLER, UNMARRIED DATED 3/17/05 RECORDED 3/24/05 IN DEED INSTRUMENT NO. 200502876

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2009 ED AND CIVIL WRIT NO. 121 OF 2009 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, parcel and lot of land situate in the Borough of Orangeville, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the western right-of-way line of Pennsylvania Route 487, in line of land now or formerly of Orangeville Manufacturing Company. THENCE North 60 degrees 2 minutes 30 seconds West along said Orangeville Manufacturing Company lands, now or formerly, 110.22 feet to an iron pin in line of lands now or formerly of Paul N. Knorr; THENCE along said Knorr lands, now or formerly, North 26 degrees 57 minutes 30 seconds East 102.30 feet to an iron pin in line of lands now or formerly of Bertha VanPelt; THENCE along said VanPelt land, now or formerly, South 61 degrees 47 minutes 30 seconds East 110.10 feet to an iron pin on the western right-of-way line of Pennsylvania Route 487; THENCE along the western right-of-way line of said Pennsylvania Route 487, South 26 degrees 57 minutes 30 seconds West 105.87 feet to an iron pin in line of land now or formerly of the said Orangeville Manufacturing Company, the place of Beginning.

CONTAINING 11.445.34 square feet.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PROPERTY:

1. A triangle piece of ground situate on the West and of the above-described premises, containing 110 square feet, as conveyed by Warren J. Williams and Hannah J. Harrison to J.W. Conner, as recorded in the Recorder's Office of Columbia County in Deed Book 103, Page 334.
2. A parcel of land consisting of 471 square feet to the Department of Transportation by deed dated February 24, 1986 and recorded in Columbia County Court House in Record Book 363, Page. 369.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHTS APPEARING OF RECORD; AND SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD SHOW.

BEING the same premises which Marvin K. Brittain, Unmarried and Melanie Rose English, Unmarried by Deed dated January 9, 2004, and recorded January 23, 2004, at the Columbia County Recorder of Deeds Office as Instrument No. 200400754, granted and conveyed unto William J. Miller, Grantor herein.

AND ALSO BEING the same premises which Andrew C. Cuomo, Secretary of Housing and Development of Washington, D.C., by Deed dated October 9, 1997 and recorded October 9, 1997 at the Columbia County Recorder of Deeds Office in Record Book 668, Page 775, granted and conveyed unto Marvin K. Brittain and Melanie Rose English.

BEING KNOWN AS: 511 MAIN STREET, ORANGEVILLE, PA 17859

PROPERTY ID NO.: 28-03-026

TITLE TO SAID PREMISES IS VESTED IN ALLAN ANDREWS AND HEATHER ANDREWS, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WILLIAM J. MILLER, UNMARRIED DATED 3/17/05 RECORDED 3/24/05 IN DEED INSTRUMENT NO. 200502876

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company, as
Trustee for Citigroup Mortgage Loan
Trust, Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

v.

Allan Andrews
Heather Andrews
Defendant(s)

NO. 2009-CV-121

2009-ED-57

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

511 Main Street
Orangeville, PA 17859
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$120,832.72

Interest From 3/18/09
to Date of Sale _____
Ongoing Per Diem of \$26.48
to actual date of sale including if sale is
held at a later date

(Costs to be added) \$ _____

Prothonotary

By Tami B Rhine /KRS/

Clerk

Date 3-18-09

COPY

To: Sheriff Chamberlin

Fax # (570) 389-5625

From: ALEX

Date: 3/18/09

Pages: 2 (including this cover sheet)

Re: AFF-NON MIL

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

Phone (856) 669-5400

Fax (856) 669-5399

UDREN LAW OFFICES, P.C.

MARK J. UDREN, ESQUIRE - ID #04302
 STUART WINNEG, ESQUIRE - ID #45362
 LORRAINE DOYLE, ESQUIRE - ID #34576
 ALAN M. MINATO, ESQUIRE - ID #75860
 CHANDRA M. ARKEMA, ESQUIRE - ID #203437
 LOUIS A. SIMONI, ESQUIRE - ID #200869
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD, SUITE 200
 CHERRY HILL, NJ 08003-3620
 856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
 Company, as Trustee for
 Citigroup Mortgage Loan Trust,
 Series 2005-OPT3, Asset Backed
 Pass-Through Certificates
 6501 Irvine Center Drive
 Irvine, CA 92618

Plaintiff

COURT OF COMMON PLEAS
 CIVIL DIVISION
 Columbia County

MORTGAGE FORECLOSURE

NO. 2001 CV 121

v.

Allan Andrews
 Heather Andrews
 511 Main Street
 Orangeville, PA 17859

Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF California

COUNTY OF Orange

SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) 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, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Allan Andrews
 Age: Over 18
 Residence: As captioned above
 Employment: Unknown

Defendant: Heather Andrews
 Age: Over 18
 Residence: As captioned above
 Employment: Unknown

Sworn to and subscribed

Name: Gayle Cone
 Title: Assistant Secretary
 Company: American Home Mortgage
 Servicing Inc. successor in
 interest to Option One Mortgage
 Corporation, as attorney-in-
 fact for Deutsche Bank National
 Trust Company, as Trustee for
 Citigroup Mortgage Loan Trust,
 Series 2005-OPT3, Asset Backed
 Pass-Through Certificates

before me this 28 day
 of January 2009.

Notary Public



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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Deutsche Bank National Trust Company, as
Trustee for Citigroup Mortgage Loan
Trust, Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121

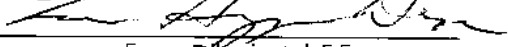
2009-ED-57

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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Deutsche Bank National Trust
Company, as Trustee for
Citigroup Mortgage Loan Trust,
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Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

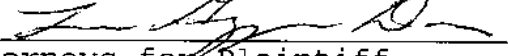
C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

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Deutsche Bank National Trust
Company, as Trustee for
Citigroup Mortgage Loan Trust,
Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews

Heather Andrews

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Deutsche Bank National Trust Company,
as Trustee for Citigroup Mortgage Loan
Trust, Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 511 Main Street, Orangeville, PA 17859

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

Name

Address

Allan Andrews

1306 Sweetwater Lane
Supply, NC 28462

Heather Andrews

1306 Sweetwater Lane
Supply, NC 28462

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

Name

Address

SAME AS #1 ABOVE

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

Name	Address
------	---------

NONE

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

Name	Address
------	---------

Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates	6501 Irvine Center Drive Irvine, CA 92618
-------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------

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

Name	Address
------	---------

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:

Name	Address
------	---------

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

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

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

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

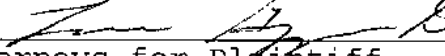
Name	Address
------	---------

Tenants/Occupants	511 Main Street Orangeville, PA 17859
-------------------	------------------------------------------

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. sec. 4904 relating to unsworn falsification to authorities.

DATED: March 17, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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Deutsche Bank National Trust Company,
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Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

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Name Address

Allan Andrews 1306 Sweetwater Lane
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Heather Andrews 1306 Sweetwater Lane
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SAME AS #1 ABOVE

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Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates	6501 Irvine Center Drive Irvine, CA 92618
-------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------

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

Name	Address
------	---------

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:

Name	Address
------	---------

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

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

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

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

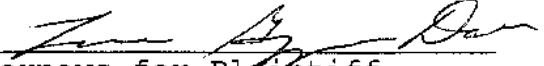
Name	Address
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Tenants/Occupants	511 Main Street Orangeville, PA 17859
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DATED: March 17, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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856-669-5400
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Deutsche Bank National Trust Company,
as Trustee for Citigroup Mortgage Loan
Trust, Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 511 Main Street, Orangeville, PA 17859

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

Allan Andrews 1306 Sweetwater Lane
Supply, NC 28462

Heather Andrews 1306 Sweetwater Lane
Supply, NC 28462

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

SAME AS #1 ABOVE

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

Name	Address
------	---------

NONE

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

Name	Address
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Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-Through Certificates	6501 Irvine Center Drive Irvine, CA 92618
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5. Name and address of every other person who has any record lien on the property:

Name	Address
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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:

Name	Address
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Columbia County Tax Claim Bureau	P.O. Box 380, Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
----------------------------------------------	------------------------------------------------------------------

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

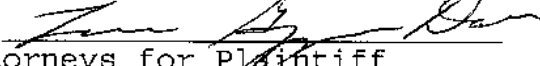
Name	Address
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Tenants/Occupants	511 Main Street Orangeville, PA 17859
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: March 17, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Deutsche Bank National Trust
Company, as Trustee for
Citigroup Mortgage Loan Trust,
Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED. 57

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Allan Andrews
1306 Sweetwater Lane
Supply, NC 28462

Your house (real estate) at 511 Main Street, Orangeville, PA 17859 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$120,832.72, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
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v.

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Heather Andrews
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121

2009-ED-57

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CONTAINING 11,445.34 square feet.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PROPERTY:

1. *A triangle piece of ground situate on the West end of the above-described premises, containing 110 square feet, as conveyed by Warren J. Williams and Hannah J. Harrison to J.W. Conner, as recorded in the Recorder's Office of Columbia County in Deed Book 103, Page 334.*
2. *A parcel of land consisting of 471 square feet to the Department of Transportation by deed dated February 24, 1986 and recorded in Columbia County Court House in Record Book 363, Page 369.*

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHTS APPEARING OF RECORD; AND SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD SHOW.

BEING the same premises which Martin K. Brittain, Unmarried and Melanie Rose English, Unmarried, by Deed dated January 9, 2004, and recorded January 23, 2004, at the Columbia County Recorder of Deeds Office as Instrument No. 200400754, granted and conveyed unto William J. Miller, Grantor herein.

AND ALSO BEING the same premises which Andrew C. Cuomo, Secretary of Housing and Development, of Washington, D.C., by Deed dated October 9, 1997 and recorded October 9, 1997 at the Columbia County Recorder of Deeds Office in Record Book 668, Page 775, granted and conveyed unto Martin K. Brittain and Melanie Rose English.

BEING KNOWN AS: 511 MAIN STREET
ORANGEVILLE, PA 17859

PROPERTY ID NO.: 28-03-026

TITLE TO SAID PREMISES IS VESTED IN ALLAN ANDREWS AND HEATHER ANDREWS, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WILLIAM J. MILLER, UNMARRIED DATED 3/17/05 RECORDED 3/24/05 IN DEED INSTRUMENT NO. 200502876.

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ORANGEVILLE, PA 17859

PROPERTY ID NO.: 28-03-026

TITLE TO SAID PREMISES IS VESTED IN ALLAN ANDREWS AND HEATHER ANDREWS, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WILLIAM J. MILLER, UNMARRIED DATED 3/17/05 RECORDED 3/24/05 IN DEED INSTRUMENT NO. 200502876.

ALL THAT CER. N piece, parcel and lot of land situate in the Twp of Orangeville, County of Columbia and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the western right-of-way line of Pennsylvania Route 487, in line of land now or formerly of Orangeville Manufacturing Company. **THENCE** North 60 degrees 2 minutes 30 seconds West along said Orangeville Manufacturing Company lands, now or formerly, 110.22 feet to an iron pin in line of lands now or formerly of Paul N. Knorr; **THENCE** along said Knorr lands, now or formerly, North 26 degrees 57 minutes 30 seconds East 102.30 feet to an iron pin in line of lands now or formerly of Bertha VanPelt; **THENCE** along said VanPelt land, now or formerly, South 61 degrees 47 minutes 30 seconds East 110.10 feet to an iron pin on the western right-of-way line of Pennsylvania Route 487; **THENCE** along the western right-of-way line of said Pennsylvania Route 487, South 26 degrees 57 minutes 30 seconds West 103.67 feet to an iron pin in line of land now or formerly of the said Orangeville Manufacturing Company, the place of Beginning.

CONTAINING 11,445.34 square feet.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PROPERTY:

1. *A triangle piece of ground situate on the West end of the above-described premises, containing 110 square feet, as conveyed by Warren J. Williams and Hannah J. Harrison to J.W. Conner, as recorded in the Recorder's Office of Columbia County in Deed Book 103, Page 334.*
2. *A parcel of land consisting of 471 square feet to the Department of Transportation by deed dated February 24, 1986 and recorded in Columbia County Court House in Record Book 363, Page 369.*

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHTS APPEARING OF RECORD; AND SUBJECT TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD SHOW.

BEING the same premises which Martin K. Brittain, Unmarried and Melanie Rose English, Unmarried, by Deed dated January 9, 2004, and recorded January 23, 2004, at the Columbia County Recorder of Deeds Office as Instrument No. 200400754, granted and conveyed unto William J. Miller, Grantor herein.

AND ALSO BEING the same premises which Andrew C. Cuomo, Secretary of Housing and Development, of Washington, D.C., by Deed dated October 9, 1997 and recorded October 9, 1997 at the Columbia County Recorder of Deeds Office in Record Book 668, Page 775, granted and conveyed unto Martin K. Brittain and Melanie Rose English.

BEING KNOWN AS: 511 MAIN STREET
ORANGEVILLE, PA 17859

PROPERTY ID NO.: 28-03-026

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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Deutsche Bank National Trust
Company, as Trustee for
Citigroup Mortgage Loan Trust,
Series 2005-OPT3, Asset Backed
Pass-Through Certificates
Plaintiff

v.

Allan Andrews
Heather Andrews
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-CV-121


2009-ED-57

Waiver of Watchman

I, Attorney Lorraine Grizzuti Doyle do hereby state that any Deputy Sheriff or Sheriff levying upon

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

Attorney for Plaintiff


MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

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MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

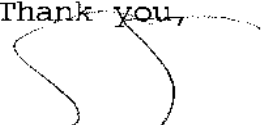
March 17, 2009

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

RE: Deutsche Bank National Trust Company, as Trustee for Citigroup
Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
Through Certificates
vs.
Allan Andrews
Heather Andrews
Columbia County, CCP No. 2009-CV-121

Please be informed that the last known address of our defendant(s),
Allan Andrews and Heather Andrews is outside of Columbia County.
As a result, our office will be using an outside servicer to serve
the defendant(s) with the enclosed Notice of Sheriff Sale. When
service has been successfully completed our office will file the
proof of service.

Thank you,


Sam Schemelia
Foreclosure Specialist

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400

FAX: 856. 669. 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-368-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
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March 17, 2009

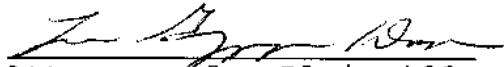
Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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Mortgage Loan Trust, Series 2005-OPT3, Asset Backed Pass-
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vs.
Allan Andrews
Heather Andrews
Columbia County C.C.P. No. 2009-CV-121

Dear Sir:

Please **POST** the property with the Handbill at 511 Main Street,
Orangeville, PA 17859.

UDREN LAW OFFICES, P.C.



Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

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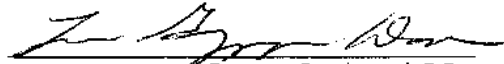
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ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

COPY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

129017

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



Bank

America's Most Convenient Bank™

3-180/360

NUMBER
129017

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

DATE

March 13, 2009

AMOUNT

*****1,500.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

Mark Udren

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

129017 1036001808 36 589745 3

Hold on Ink. Security Features: Infrared

SECURE
SAFEGUARD
SECURE
MP