

SHERIFF'S SALE COST SHEET

Deutsche Bank vs. James Ledere
 NO. 58-09 ED NO. 151-09 JD DATE/TIME OF SALE July 24 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</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>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>412.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>696.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>921.24</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>704.71</u>
SCHOOL DIST. 20	\$ <u>176.08</u>
DELINQUENT 20	\$ <u>525.19</u>
TOTAL ***** \$ <u>1405.98</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>2035.41</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>2035.41</u>	

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

TOTAL COSTS (OPENING BID) \$ 9623.69

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

Deutsche Bank VS James Leckie

NO. 58-09 ED NO. 151-09 JD

DATE/TIME OF SALE: July 24 0930

BID PRICE (INCLUDES COST) \$ 9623.84

POUNDAGE - 2% OF BID \$ 192.47

TRANSFER TAX - 2% OF FAIR MKT \$ _____

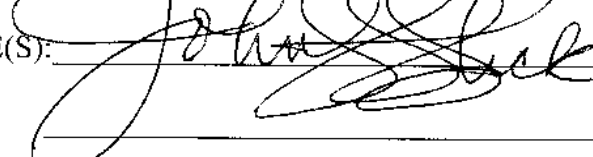
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9816.16

PURCHASER(S): Deutsche Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 9816.16

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 8466.16

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

Woodland Falls Corporate Park
220 Lake Drive East, Ste 301
Cherry Hill, New Jersey 08002
TEL (856) 482-1400 FAX (856) 482-9190

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royer@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator
lthomas@milsteadlaw.com

Philadelphia Address:
235 South 13th Street
Philadelphia, PA 19107

Please Reply To: NJ Office
Our File No. 55.09902

October 8, 2009

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

**Re: Deutsche Bank National Trust Company as Trustee
under POOLING AND SERVICING AGREEMENT
Dated as of January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1 MORTGAGE
PASS THROUGH CERTIFICATES, SERIES 2006-1 vs.
James A. Leckie
2009 CV 151 MF Sale Date: 7/29/09
Deed Instructions**

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **Deutsche Bank National Trust Company as Trustee under POOLING AND SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1, 4837 Watt Avenue, Suite 100, No. Highlands, CA, 95660.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Rachel Reckeweg
Paralegal

{00385204}

County 024

PARCEL ID: 04C-04-149-00.000

TAX YEAR: 2009

ALTERNATE ID:

EFFECTIVE DATE: 08012009

Year

Authority

Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2008	PRIM	2,789.03	136.86	251.49	75.00	.00	3,252.38
Total:		2,789.03	136.86	251.49	75.00	.00	3,252.38

2,789.03

22.01%

Interest for Aug.

5.0% Tax Cert.

11.0%

2,789.03

Total

\$ 3,280.19 amount due for Aug.

REV 183 EX (7-08) (1)	REALTY TRANSFER TAX STATEMENT OF VALUE SEE REVERSE FOR INSTRUCTIONS	RECORDER'S USE ONLY
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		STATE TAX PAID
		BLOCK NUMBER
		PAGE NUMBER
		DATE RECORDED

COMPLETE EACH SECTION AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL VALUE/CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) WHEN THE DEED IS WITHOUT CONSIDERATION, OR BY GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. A STATEMENT OF VALUE IS NOT REQUIRED IF THE TRANSFER IS WHOLLY EXEMPT FROM TAX DUTIES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S).

A. CORRESPONDENT - ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:					
NAME Mary L. Harbert-Bell, Esquire			TELEPHONE NUMBER 856-482-1400		
STREET ADDRESS 220 Lake Drive East, Suite 301			CITY/STATE/ZIP CODE Cherry Hill, NJ 08002		
B. TRANSFER DATA			DATE OF ACCEPTANCE OF DOCUMENT: July 9, 2009		
GRANTOR(S) LESSOR(S) Sheriff of Columbia County			GRANTEE(S) LESSEE(S) Deutsche Bank National Trust Company as Trustee under POOLING AND SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1		
STREET ADDRESS Columbia County Courthouse PO Box 380			STREET ADDRESS 4837 Watt Avenue, Suite 100		
CITY Bloomsburg	STATE PA	ZIP CODE 17815	CITY No. Highlands	STATE CA	ZIP CODE 95660
C. PROPERTY LOCATION					
STREET ADDRESS 807 West Front Street			CITY, TOWNSHIP, BOROUGH Berwick, PA 18603		
COUNTY Columbia	SCHOOL DISTRICT Berwick Area School District		TAX PARCEL NUMBER 04C-04-149		
D. VALUATION DATA					
1. ACTUAL CASH CONSIDERATION \$9,623.69		2. OTHER CONSIDERATION \$0		3. TOTAL CONSIDERATION \$9,623.69	
4. COUNTY ASSESSED VALUE \$40,309.00		5. COMMON LEVEL RATIO FACTOR 3.69		6. FAIR MARKET VALUE \$148,740.21	
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 _____ (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 PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) _____

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

{00385208}

[Signature]

12/18/09

64639



America's Most Convenient Bank®

Milstead & Associates LLC
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400

55-136/312

DATE

CHECK

AMOUNT

10/08/09

64639

**\$8,466.16

*** EIGHT THOUSAND FOUR HUNDRED SIXTY-SIX & 16/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

⑆064639⑆ ⑆031201360⑆ 67 8306 2⑆

TIMOTHY J. 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:	<i>Gary Wilkins</i>	FROM:	<i>Tim Chamberlain</i>
COMPANY:		DATE:	<i>7-30-89</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Lockie</i>	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.

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
fax: (856) 482-9190

FACSIMILE TRANSMITTAL SHEET

TO:	Sheriff Chamberlain	FROM:	Greg Wilkins
COMPANY:	Columbia County Sheriff's Office	DATE:	May 27, 2009
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5624	SENDER'S REFERENCE NUMBER:	55.09902
RE:	James A. Leckie	YOUR REFERENCE NUMBER:	2009 CV 151 MF

A follow-up copy ☐ will ☐ not be sent by mail.

Comments

Please accept this fax as authorization to postpone the sheriff's sale set for 5/27/09. Please reschedule the sale for 7/29/09 at 9:30 am.

Thank you for your attention in this matter.

Thanks,



Gregory Wilkins

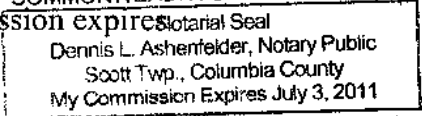
**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

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.....

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

PARCELID:

04C-04312-0000

TAX YEAR: 2009

ALTERNATE ID:

VERSION:

6

UPDATED:

3

RNEWHART

05/18/2009 02:28 pm

CUR:

Y

Owner: LECKIE JAMES A

Multi Owners: ☐

Billroll: PRIM

PRIMARY

Stub/Receipt: ☐

Date Recd: 01/26/2009

Location: 807 W FRONT ST

Owner Occupy: ☐

Bankruptcy Flag: ☐

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	2,789.03	251.49	91.24	75.00	3,206.76
Total:		2,789.03	251.49	91.24	75.00	3,206.76

Last Payment:

Last Notice Date: 04/07/2009

Type: NOT

3,206.76 +

22.81 + Int.

5. + Tax Cert.

003

3,234.57 * Total for June

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

**Deutsche Bank National Trust Company as
Trustee under POOLING AND SERVICING
AGREEMENT Dated as of January 1, 2006
MORGAN STANLEY HOME EQUITY LOAN
TRUST 2006 1 MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2006-1,**

Plaintiff,

Vs.

James A. Leckie,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

NO.: 2009 CV 151 MF

**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF COLUMBIA

I, Mary L. Harbert-Bell, Esquire, being duly sworn according to law upon my oath,
depose and say,

1. On April 8, 2009, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, James A. Leckie, by a Private Process Server. Copies of the Server's returns are attached hereto and made a part hereof as Exhibit "A".

2. On April 22, 2009, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".



Mary L. Harbert-Bell, Esquire
Attorney ID No. 80763
Milstead and Associates, LLC

Dated: April 24, 2009

{00342029}

AFFIDAVIT OF SERVICE

DEUTSCHE BANK NATIONAL TRUST CO.

Plaintiff (Petitioner)

vs.

JAMES A. LECKIE

Defendant (Respondent)

CASE and/or DOCKET: 2009 CV 151 MF

SHERIFF'S SALE DATE: 5/27/09

I, Robert Wagner declare that I am a Pennsylvania State Constable and/or Process Server, in and for The County of Berks, that I am not a party to this action, not an employee of a party to this action, or an attorney to the action, and that within the boundaries of the state where service was effected. I was authorized by law to perform the said service.

SERVICE UPON: JAMES A. LECKIE

ADDRESS: 807 WEST FRONT STREET BERWICK, PA 18603

On: 4/8/09 At: 6:52pmDescription: Approximate Age 48 Height 5'10 Weight 260 Race W Sex M Hair BLK

With Documents: NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Manner of Service

By handing to:



DELIVERED A COPY TO HIM/HER PERSONALLY

- ☐ LEFT A COPY WITH A HOUSEHOLD MEMBER NAME/RELATIONSHIP: _____
- ☐ LEFT A COPY WITH ADULT IN CHARGE OF RESIDENCE: NAME/RELATIONSHIP _____
- ☐ POSTED PROPERTY _____
- ☐ AGENT OR PERSON IN CHARGE OF PLACE OF BUSINESS: NAME/TITLE _____
- ☐ MILITARY STATUS: ____ YES ____ NO BRANCH _____

COMMENTS:

DEFENDANT WAS NOT SERVED BECAUSE:

____ MOVED ____ UNKNOWN ____ NO ANSWER ____ VACANT ____ OTHER: _____

SERVICE WAS ATTEMPTED ON THE FOLLOWING DATES/TIMES:

1.) _____ 2.) _____ 3.) _____

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 8 DAY OF
April, 2009

NOTARY

Robert Wagner
CONSTABLE/PROCESS SERVER

55.09902

NAME AND ADDRESS OF SENDER

MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

INDICATE TYPE OF MAIL

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

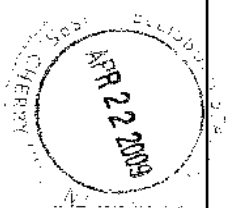
Affix stamp here if issued as certificate of mailing
or for additional copies of this bill.

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee
1		Tenant/Occupant 807 West Front Street Berwick, PA 18603										
2		Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815										
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105										
4		PHFA 211 North Front Street Harrisburg, PA 17105										
5												
6												
7												
Total Number of Pieces Listed by Sender			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 nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.							
4												

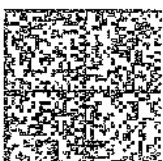
PS FORM 3877

56.09902

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL



[Signature]



UNITED STATES POSTAGE
02 1P
\$001.60
0003126196 APR 22 2009
MAILED FROM ZIP CODE 08002

FAIR

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:

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 0225

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Addressee 58
- X *[Signature]*
- B. Received by (Printed Name) *LMILLHOUSE*
- C. Date of Delivery *MAR 20 2009*
- 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, 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)

7008 1830 0002 2802 0218

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee 58
- X *[Signature]*
- B. Received by (Printed Name) *[Signature]*
- C. Date of Delivery *MAR 23 2009*
- 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, 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:

PHFA
211 North Front Street
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7008 1830 0002 2802 0171

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee 58
- X *M. Sore*
- B. Received by (Printed Name)
- C. Date of Delivery *MAR 23 2009*
- 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 58
- X *[Signature]*
- B. Received by (Printed Name)
- C. Date of Delivery *MAR 20 2009*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- A. Signature ☐ Agent ☒ Addressee 58
- X *[Signature]*
- B. Received by (Printed Name)
- C. Date of Delivery *MAR 20 2009*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee 58
- X *[Signature]*
- B. Received by (Printed Name)
- C. Date of Delivery *MAR 20 2009*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

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

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

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

LVANIA
TTN: SH...FF SALE

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.
michael@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ
ndiaz@milsteadlaw.com

Mary Hachert, Esq. PA & NJ
mhachert@milsteadlaw.com

Renee Royer, Esq. PA & NJ
rroyer@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator
lthomas@milsteadlaw.com

Attorneys at Law

Woodland Falls Corporate Park
220 Lake Drive East, Ste 301
Cherry Hill, New Jersey 08002
TEL (856) 482-1400 FAX (856) 482-9190

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office
Our File No. 55.09902

April 24, 2009

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

**Re: Deutsche Bank National Trust Company as Trustee
under POOLING AND SERVICING AGREEMENT
Dated as of January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2006-1 vs. James A. Leckie
2009 CV 151 MF
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins
Paralegal

*****THE PROPERTY IS LISTED FOR THE May 27, 2009 SHERIFF'S SALE.**

{00342029}

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.

JAMES LECKIE

WRIT OF EXECUTION #58 OF 2009 ED

POSTING OF PROPERTY

April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES LECKIE AT 807 WEST FRONT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

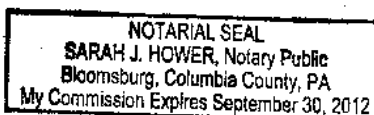
SO ANSWERS:

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) 784-9300

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE UNDER POLLING
AND SERVICING AGREEMENT DATED AS
OF JANUARY 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1

Docket # 58ED2009

VS


MORTGAGE FORECLOSURE

JAMES A. LECKIE

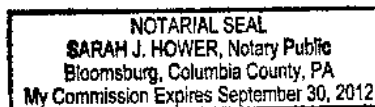
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 30, 2009, AT 3:15 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JAMES LECKIE AT BIDA COMPLEX MAINTENANCE 3RD & OAK ST,
BERWICK BY HANDING TO JAMES LECKIE, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MARCH 31, 2009



NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 58ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE UNDER POLLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2006 MORGAN
STANLEY HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2006-1

DEFENDANT
ATTORNEY FIRM

JAMES A. LECKIE
MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
JAMES LECKIE
807 WEST FRONT STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JAMES LECKIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.30.09 TIME 1515 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) BIDA MAINTENANCE

BERWICK BIDA COMPLEX OAK ST.
+ 3RD

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

03.30.09



March 27, 2009

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE
UNDER POLLING AND SERVICING AGREEMENT DATED AS OF
JANUARY 1, 2006 MORGAN STANLEY HOME EQUITY LOAN TRUST
2006 1 MORTGAGE PASS THROUGH CERIFICATES, SERIES 2006-1**

VS.

JAMES A. LECKIE

DOCKET # 58ED2009

JD # 131JD2009

Dear Timothy:

The amount due on the sewer account #130641 for the property located at 807 W.
Front Street Berwick, Pa through June 30, 2009 is \$2025.41.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/18/2009

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 58ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE UNDER POLLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2006 MORGAN
STANLEY HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2006-1

DEFENDANT
ATTORNEY FIRM

JAMES A. LECKIE
MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP INSTALLER CLERK IDENTIFICATION _____

DATE 3/24/09 TIME 13:30 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

[Signature] DATE 3/24/09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 24-MAR-09

FEE: \$5.00

CERT. NO: 5934

HECKIE JAMES A
807 WEST FRONT STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20051-0156
LOCATION: 807 W FRONT ST BERWICK
PARCEL: 04C-04 -149-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	3,131.14	68.41		30.00	3,229.55
TOTAL DUE :						\$3,229.55

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# 9 - OF - 12 SERVICES
DOCKET # 58ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE UNDER POLLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2006 MORGAN
STANLEY HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2006-1

DEFENDANT
ATTORNEY FIRM

JAMES A. LECKIE
MILSTEAD & ASSOCIATES, LLC

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# 4 - OF - 12 SERVICES
DOCKET # 58ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE UNDER POLLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2006 MORGAN
STANLEY HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2006-1

DEFENDANT
ATTORNEY FIRM

JAMES A. LECKIE
MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-23-09 TIME 1515 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

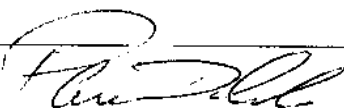
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 03 23 09

Tax Notice 2009 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		BILL NO.	
		03/01/2009		4672	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	40,309	6.146	242.79	247.74	272.51
SINKING		1.345	53.14	54.22	59.64
FIRE		1.25	49.38	50.39	52.91
LIGHT		1.75	69.13	70.54	74.07
BORO RE		10.6	418.73	427.28	448.64
The discount & penalty have been calculated for your convenience			833.17 April 30 If paid on or before	850.17 June 30 If paid on or before	907.77 June 30 If paid after
PAY THIS AMOUNT			This tax returned to courthouse on: January 1, 2010		
CNTY TWP			FILE COPY		
Discount 2 % 2 %					
Penalty 10 % 5 %					
PARCEL: 04C-04 -149-00,000					
807 W FRONT ST					
2083 Acres			Land 3,630		
			Buildings 36,679		
Total Assessment			40,309		

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDLECKIE JAMES A
807 WEST FRONT STREET
BERWICK PA 18603

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 3/18/2009

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 58ED2009

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE UNDER POLLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2006 MORGAN
STANLEY HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES
2006-1

DEFENDANT
ATTORNEY FIRM

JAMES A. LECKIE
MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTIE RUMIG

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 03-23-09 TIME 1445 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

03-23-09

REAL ESTATE OUTLINE

ED # 58-09

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

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# 57681
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 23 09 TIME 0930
POSTING DATE May 23 09
ADV. DATES FOR NEWSPAPER
1ST WEEK May 6
2ND WEEK 13
3RD WEEK 20 09

SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 58 OF 2009 ED AND CIVIL WRIT NO. 131 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 or parcel of land situate on the northerly side of Front Street, east of Mercer Street, in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Front Street west of Orange Street at the southwest corner of Lot No. 2; THENCE along Front Street, South 82 degrees West, 54.2 feet to Lot No. 4; THENCE along said lot, North 8 degrees West, 176 feet to Orange Street; THENCE along said street, South 75 degrees East, 58.35 feet, more or less, to Lot No. 2; THENCE along said lot, South 8 degrees East, 154 feet to Front Street, the PLACE OF BEGINNING.

BEING Lot No. 3 in Ferris' Addition to West Berwick, now Berwick.

Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

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.

Plaintiffs Attorney
Mary L. Harbert-Bell
220 Lake Drive East
Cherry Hill, NJ 08002

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. 58 OF 2009 ED AND CIVIL WRIT NO. 131 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:

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Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

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Plaintiff's Attorney
Mary L. Harbert-Bell
220 Lake Drive East
Cherry Hill, NJ 08002

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. 58 OF 2009 ED AND CIVIL WRIT NO. 131 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:

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Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

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Plaintiff's Attorney
Mary L. Harbert-Bell
220 Lake Drive East
Cherry Hill, NJ 08002

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

Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,

Plaintiff,

Vs.

James A. Leckie,

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2009 CV ¹³¹MF

2009-ED-58

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

807 West Front Street, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$70,851.11
INTEREST	
From 03/10/2009 to Date	\$
of Sale at \$11.65 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: March 18, 2009

(SEAL)

Cami B. Kline
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

ALL THAT certain piece or parcel of land situate on the northerly side of Front Street, east of Mercer Street, in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Front Street west of Orange Street at the southwest corner of Lot No. 2;

THENCE along Front Street, South 82 degrees West, 54.2 feet to Lot No. 4;

THENCE along said lot, North 8 degrees West, 176 feet to Orange Street;

THENCE along said street, South 75 degrees East, 58.35 feet, more or less, to Lot No. 2;

THENCE along said lot, South 8 degrees East, 154 feet to Front Street, the PLACE OF BEGINNING.

BEING Lot No. 3 in Ferris' Addition to West Berwick, now Berwick.

Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,
Plaintiff,**

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2009 CV ¹³¹~~151~~ MF

2009-ED-58

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

**Deutsche Bank National Trust Company as Trustee under POOLING AND
SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME
EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2006-1, Plaintiff in the above entitled cause of action, sets forth as of the date the
praecipe for writ of execution was filed the following information concerning the real property
located at 807 West Front Street, Berwick, PA 18603:**

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

James A. Leckie
807 West Front Street
Berwick, PA 18603

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

Same as above

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

None Known

{00331739}

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

Deutsche Bank National Trust Company as
Trustee under POOLING AND SERVICING
AGREEMENT Dated as of January 1, 2006
MORGAN STANLEY HOME EQUITY
LOAN TRUST 2006 1 MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2006-1
(Plaintiff herein)

4837 Watt Avenue, Suite 100
No. Highlands, CA 95660

PHFA
211 North Front Street
Harrisburg, PA 17105

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

None Known

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:

None Known

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

Tenant/Occupant
807 West Front Street
Berwick, PA 18603

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

I verify that the statements made in the 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.



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: March 17, 2009

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,**

Plaintiff,

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2009 CV 151 MF

VERIFICATION OF NON-MILITARY SERVICE

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, she has knowledge of the following facts, to wit:

1. that the defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldier' and Sailors' Civil Relief Act of Congress of 1940, as amended,

2. defendant, James A. Leckie, is over 18 years of age and resides at 807 West Front Street, Berwick, PA 18603.



Mary L. Harbert-Bell, Esquire

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,
Plaintiff,**

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2009 CV ¹³¹MF

2009-ED-58

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

**Deutsche Bank National Trust Company as Trustee under POOLING AND
SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME
EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2006-1, Plaintiff in the above entitled cause of action, sets forth as of the date the
praecipe for writ of execution was filed the following information concerning the real property
located at 807 West Front Street, Berwick, PA 18603:**

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

James A. Leckie
807 West Front Street
Berwick, PA 18603

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

Same as above

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

None Known

{00331739}

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

Deutsche Bank National Trust Company as Trustee under POOLING AND SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1 (Plaintiff herein) 4837 Watt Avenue, Suite 100 No. Highlands, CA 95660	PHFA 211 North Front Street Harrisburg, PA 17105
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------

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

None Known

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:

None Known

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

Tenant/Occupant 807 West Front Street Berwick, PA 18603	Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815
---------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

I verify that the statements made in the 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.



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: March 17, 2009

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,**

Plaintiff,

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2009 CV 131 MF

2009-ED-58

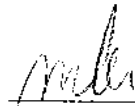
CERTIFICATION

CERTIFICATION

Mary L. Harbert-Bell, Esquire, hereby verifies that she is 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 Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: March 17, 2009

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,**

Plaintiff,

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

131
No.: 2009 CV ~~131~~ MF

2009-ED-58

CERTIFICATION

CERTIFICATION

Mary L. Harbert-Bell, Esquire, hereby verifies that she is 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 Mortgage
- ☐ Non-owner occupied
- ☐ Vacant
- ☒ Act 91 Procedures have been fulfilled

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



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

Date: March 17, 2009

MILSTEAD & ASSOCIATES, LLC
BY: Mary L. Harbert-Bell, Esquire
ID No. 80763
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400

Attorney for Plaintiff

**Deutsche Bank National Trust Company as
Trustee under POOLING AND
SERVICING AGREEMENT Dated as of
January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,**

Plaintiff,

Vs.

**James A. Leckie,
Defendant.**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2009 CV ¹³¹ ~~131~~ MF

2009-ED-58

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 807 West Front Street, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$70,851.11 obtained by Deutsche Bank National Trust Company as Trustee under POOLING AND SERVICING AGREEMENT Dated as of January 1, 2006 MORGAN STANLEY HOME EQUITY LOAN TRUST 2006 1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1.

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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 following page 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 bid price by calling Milstead & Associates at 856-482-1400.

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

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

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 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.

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 on a date specified by the Sheriff not later than thirty 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.

7. 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

55.09902

{00331739}

ALL THAT certain piece or parcel of land situate on the northerly side of Front Street, east of Mercer Street, in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northerly side of Front Street west of Orange Street at the southwest corner of Lot No. 2;

THENCE along Front Street, South 82 degrees West, 54.2 feet to Lot No. 4;

THENCE along said lot, North 8 degrees West, 176 feet to Orange Street;

THENCE along said street, South 75 degrees East, 58.35 feet, more or less, to Lot No. 2;

THENCE along said lot, South 8 degrees East, 154 feet to Front Street, the PLACE OF BEGINNING.

BEING Lot No. 3 in Ferris' Addition to West Berwick, now Berwick.

Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

ALL THAT certain piece or parcel of land situate on the northerly side of Front Street, east of Mercer Street, in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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BEING Lot No. 3 in Ferris' Addition to West Berwick, now Berwick.

Being known as 807 West Front Street, Berwick, PA 18603

Tax Parcel Number: 04C-04-149

SHORT DESCRIPTION

DOCKET NO:

¹³¹
2009 CV ~~151~~ MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO:

04C-04-149

PROPERTY ADDRESS

807 West Front Street
Berwick, PA 18603

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

James A. Leckie

ATTORNEY'S NAME:

Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME:

Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO: 2009 CV ¹³¹~~151~~ MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04C-04-149

PROPERTY ADDRESS 807 West Front Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: James A. Leckie

ATTORNEY'S NAME: Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

131

DOCKET NO: 2009 CV 451 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 04C-04-149

PROPERTY ADDRESS 807 West Front Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: James A. Leckie

ATTORNEY'S NAME: Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO:

131
2009 CV-151 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO:

04C-04-149

PROPERTY ADDRESS

807 West Front Street
Berwick, PA 18603

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

James A. Leckie

ATTORNEY'S NAME:

Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME:

Timothy T. Chamberlain

SHORT DESCRIPTION

DOCKET NO:

131
2009 CV 451 MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO:

04C-04-149

PROPERTY ADDRESS

807 West Front Street
Berwick, PA 18603

IMPROVEMENTS:

a Residential Dwelling

SOLD AS THE PROPERTY OF:

James A. Leckie

ATTORNEY'S NAME:

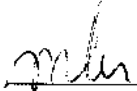
Mary L. Harbert-Bell, Esquire

SHERIFF'S NAME:

Timothy T. Chamberlain

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying 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.



Mary L. Harbert-Bell, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Ste 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.
michael@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ
ndiaz@milsteadlaw.com

Mary Harbert, Esq. PA & NJ
mharbert@milsteadlaw.com

Rence Royer, Esq. PA & NJ
rroyer@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office

Our File No. 55.09902

March 17, 2009

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

**Re: Deutsche Bank National Trust Company as Trustee
under POOLING AND SERVICING AGREEMENT
Dated as of January 1, 2006 MORGAN STANLEY
HOME EQUITY LOAN TRUST 2006 1
MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2006-1 vs. James A. Leckie
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

James A. Leckie - 807 West Front Street, Berwick, PA 18603.

Also post the handbill on the mortgage premises listed below:

807 West Front Street, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins
Paralegal

{00331739}

Milstead & Associates LLC
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



55-136/312

DATE

CHECK

AMOUNT

03/17/09

**\$1,350.00

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

IP

057681 031201360 67 8306 21