

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat. Trust VS. 11-9-2008  
 NO. 53-10 ED NO. 2032-09 JD DATE/TIME OF SALE 5:00pm

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>56.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.10</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>326.10</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>933.90</u>
SOLICITOR'S SERVICES	<del>\$75.00</del>
TOTAL *****	\$ <u>1083.90</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ _____

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL *****	\$ _____

SURCHARGE FEE (DSTE)	\$ <u>750.00</u>
MISC. _____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 1800.00

# SHERIFF'S SALE COST SHEET

Deutsche Bank Nat Trust VS. Jennifer Walker  
 NO. 53-10 ED NO. 2630-09 JD DATE/TIME OF SALE Oct. 27 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>56.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>466.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>933.90</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1158.90</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>- 0 -</u>

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

TOTAL COSTS (OPENING BID) \$ 1844.90

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs Jennifer Walker

NO. 53-10 ED NO. 2030-09 JD

DATE/TIME OF SALE: Oct. 27 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDIELLA  
BRIAN C. NICHOLAS  
STEVEN D. KROL  
CHRISTOPHER G. FORD  
ERIC R. PARKER  
DENISE CARLON  
MONIKA S. FUNDALIK  
CHRISTINE E. POTTER  
BRIAN W. BANASIAK  
RYAN S. MALC  
JENEE K. CICCARELLI  
JAMES R. FREESWICK  
ASHLEIGH L. LEVY

\* ALSO MEMBER OF NY, PA AND CA BAR  
\* ALSO MEMBER OF NY AND ME BAR  
\* ALSO MEMBER OF NY BAR  
\* ALSO MEMBER OF PA BAR  
\* MEMBER OF PA BAR ONLY

**ZUCKER, GOLDBERG & ACKERMAN,  
LLC  
ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

*For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto:zuckergoldberg.com/pr)*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG  
MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1987)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 630  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. \*  
KIMBERLY A. BONNER, ESQ. \*

FCP-97352-R1

October 15, 2010

**Via Fax & Regular Mail  
Fax no.: 570-389-5625**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Deutsche Bank National Trust Company, as Trustee for  
Long Beach Mortgage Loan Trust 2006-WL1  
vs. Jennifer R. Walker, married  
Premises: 508 MAIN STREET  
ORANGEVILLE, PA 17859  
Docket No.: 2009-CV-2030  
Sheriff #:

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for October 27, 2010. No funds have been received.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
ZUCKER GOLDBERG & ACKERMAN

By: Jayson Demarco  
Foreclosure Sales Specialist  
(908) 233-8500 x 308

County 024

PARCEL ID: [REDACTED]

TAX YEAR: 2010

ALTERNATE ID:

VERSION: 2

UPDATED: 3 RNEWHART on 10/05/2010 08:49 am

CUR: Y

Owner: WALKER JENNIFER R

Multi Owners: N

Billroll: PRIM PRIMARY

Stub/Receipt:

Date Rcvd: 01/08/2010

Location: 508 MAIN ST

Owner Occupy:

Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2009	PRIM	.00	.00	.00	.00	.00
Total:		.00	.00	.00	.00	.00

Last Payment: 10/22/2010

Last Notice Date: 03/01/2010

Type: NOT

**COLUMBIA COUNTY**  
**COLUMBIA COUNTY TAX OFFICE**  
**11 W MAIN STREET**  
**PO BOX 380**  
**BLOOMSBURG, PA 17815**  
**(570) 389-5649 FAX: (570) 389-5646**

**TAX CERTIFICATION**

**2010 - REAL ESTATE**

**As of Date: 10/22/2010 01:16:55 PM**

**Owner: WALKER JENNIFER R**

**Municipality: ORANGEVILLE BORO**

**Parcel #: 28 -03 -005-00,000**

**508 MAIN STREET**

**Property Desc:**

**P O BOX 38**

**ORANGEVILLE PA 17859**

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
027103	R	\$74.50	04/30/2010	\$76.02	06/30/2010	\$83.62	08/31/2010
			<b>Penalty Payment</b>	<b>10/22/2010</b>		<b>\$83.62</b>	
027103	G	\$114.46	04/30/2010	\$116.80	06/30/2010	\$128.48	08/31/2010
			<b>Penalty Payment</b>	<b>10/22/2010</b>		<b>\$128.48</b>	
027103	S	\$25.05	04/30/2010	\$25.56	06/30/2010	\$28.12	08/31/2010
			<b>Penalty Payment</b>	<b>10/22/2010</b>		<b>\$28.12</b>	

**Total Paid To Date: \$240.22**

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 301  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

*For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](http://zuckergoldberg.com/pr)*

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LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ✕  
KIMBERLY A. BONNER, ESQ. ✕

\* ALSO MEMBER OF NY, PA AND CA BAR  
◊ ALSO MEMBER OF NY AND ME BAR  
△ ALSO MEMBER OF NY BAR  
E ALSO MEMBER OF PA BAR  
✕ MEMBER OF PA BAR ONLY

FCP-97352-R1

September 21, 2010

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

**Re:** Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage  
Loan Trust 2006-WL1  
**vs.** Jennifer R. Walker, married  
**Premises:** 508 MAIN STREET, ORANGEVILLE PA 17859.  
**Docket No.:** 2009-CV-2030  
**Sheriff No.:**  
**Sheriff Sale #:**

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Marie Lindner of our office at (908) 233-8500 ext. 115.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Marie Lindner

Marie Lindner, Legal Assistant  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
Email: [Office@zuckergoldberg.com](mailto:Office@zuckergoldberg.com)  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX

ml

enclosures

cc: Sheriff of Columbia County (w/encl.)

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R. WALKER

Defendants.

CIVIL DIVISION

NO.: 2009-CV-2030

Sheriff Sale #:

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE  
OF DEFENDANT/OWNER AND  
OTHER PARTIES OF INTEREST**

CODE:

FILED ON BEHALF OF:

Deutsche Bank National Trust Company, as Trustee  
for Long Beach Mortgage Loan Trust 2006-WL1

COUNSEL OF RECORD FOR THIS  
PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650  
Kimberly A. Bonner, Esquire- PA I.D. #89705  
Joel A. Ackerman, Esquire- PA I.D. #202729

200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
(908) 233-1390 FAX  
[office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)  
File No.: FCP- 97352-R1/ml



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS	:	CIVIL DIVISION
TRUSTEE FOR LONG BEACH MORTGAGE LOAN	:	
TRUST 2006-WL1,	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R. WALKER	:	
	:	
Defendant.	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

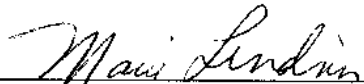
I, Marie Lindner, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant, Jennifer R. Walker, is the record owner of the real property.
2. On or about 5/13/10, Jennifer R. Walker, was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via certified mail at 135 Bascom Ave., Pittsburgh, PA 15214. A true and correct copy of said Notice and Return of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about 5/17/10, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendant/Owner and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: September 21, 2010

ZUCKER, GOLDBERG & ACKERMAN, LLC  
Attorneys for Plaintiff

  
\_\_\_\_\_  
MARIE LINDNER  
Paralegal/Legal Assistant

Sworn to and subscribed before  
me this 21st day of September, 2010.

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:

**Gamatielle Geffard**  
A NOTARY PUBLIC OF NEW JERSEY  
My commission Expires on 9/26/2013

# **EXHIBIT A**

2. Article Number



7113 6257 1474 2133 5398

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

☒ Agent

☐ Addressee

☐ Yes

☐ No

Do not delivery address different from item 17

if recipient delivery address below.



3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

1. Article Addressed to:

JENNIFER WALKER aka JENNIFER  
R. WALKER  
(97352-R1/PANOSS)  
135 BASCOM AVE  
PITTSBURGH, PA 15214-1505

Reference Information

97352-R1

PANOSS

7113 6257 1474 2133 5398-102

5/5/2010

PS Form 3811, January 2005

Domestic Return Receipt

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as : CIVIL DIVISION  
Trustee for Long Beach Mortgage Loan Trust :  
2006-WL1, : NO.: 2009-CV-2030  
Plaintiff, :  
vs. :  
JENNIFER WALKER a/k/a JENNIFER R. :  
WALKER :  
Defendant.

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

JENNIFER WALKER a/k/a JENNIFER R. WALKER  
508 Main Street  
Orangeville, PA 17859  
AND  
135 Bascom Avenue  
Pittsburgh, PA 15214

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on June 23, 2010 at 9:00 AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**508 MAIN STREET, ORANGEVILLE, PA, 17859**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2009-CV-2030**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

JENNIFER WALKER a/k/a JENNIFER R. WALKER



A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**



Zucker, Goldberg & Ackerman, LLC  
FCP-97352-R1

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

:  
:  
:  
:  
Docket No.: 2009-CV-2030  
:  
Execution No.:  
:  
:  
:  
:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF  
ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE  
RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG  
THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS,  
TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE  
NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A  
CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF  
OLIVE COVANHOFEN 10 PERCHES; THENCE BY THE SAME NORTH 66 ¼ DEGREES  
WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN  
STREET SOUTH 29 ¼ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO  
DITCHES, UNDERDRAINS, WATER, ETC., AS CONTAINED IN DEED OF OLIVER C.  
GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE,  
HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED  
SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA  
COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED  
AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859

Exhibit "A"





Zucker, Goldberg & Ackerman, LLC  
PO Box 1219  
Mountainside, NJ 07092-1219



7313 8257 1474 2133 539A

20100505-102



JENNIFER WALKER a/k/a JENNIFER R. WALKER  
(973)52-R1/PANOSS  
135 BASCOM AVE  
PITTSBURGH, PA 15214-1505



PANOSS  
1082-112

# **EXHIBIT B**



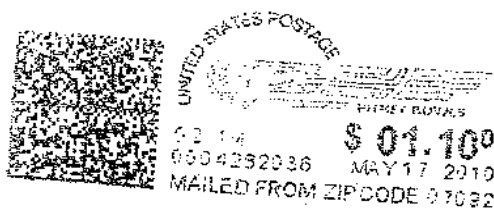
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jdc TEAM D

To: AMERICAN CREDIT COLLECTORS LLC  
P.O. BOX 264,  
TAYLOR, PA 18517-0264  
ATTN: JAMES T. MULLIGAN, JR., ESQ  
County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jdc TEAM D

To: EMC MORTGAGE CORPORATION  
2780 LAKE VISTA DRIVE  
LEWISVILLE, TX 75067-3884  
County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing and international mail.

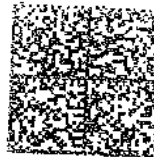
From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jde TEAM D

To: LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD, SUITE 100  
ANAHEIM, CA 92806  
County of P.Q.: COLUMBIA

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
02 1M \$ 01.10<sup>0</sup>  
0004282036 MAY 17 2010  
MAILED FROM ZIP CODE 07092



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jde TEAM D

To: COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
02 1M \$ 01.10<sup>0</sup>  
0004282036 MAY 17 2010  
MAILED FROM ZIP CODE 07092

Postmark Here



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

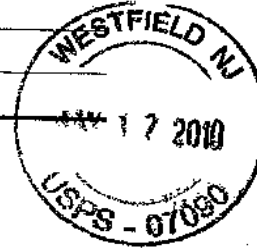
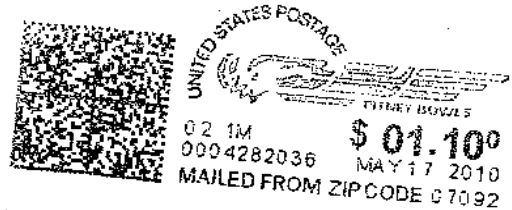
From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jde TEAM D

To: COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105  
County of P.Q.: COLUMBIA

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing, 1 and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092

FCP-97352-R1/jde TEAM D

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
County of P.Q.: COLUMBIA

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065





**UNITED STATES  
POSTAL SERVICE®**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



UNITED STATES POSTAGE  
02 1M  
0004282036  
MAILED FROM ZIP CODE 07092  
\$01.10<sup>00</sup>  
MAY 17 2010  
PITNEY BOWES

FCP-97352-R1/jde TEAM D

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Postmark Here

Dept. 280601  
Harrisburg, PA 17128-0601

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



**UNITED STATES  
POSTAL SERVICE®**

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From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman, LLC  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



UNITED STATES POSTAGE  
02 1M  
0004282036  
MAILED FROM ZIP CODE 07092  
\$01.10<sup>00</sup>  
MAY 17 2010  
PITNEY BOWES

FCP-97352-R1/jde TEAM D

To: UNKNOWN TENANT OR TENANTS

Postmark Here

508 MAIN STREET  
ORANGEVILLE, PA 17859

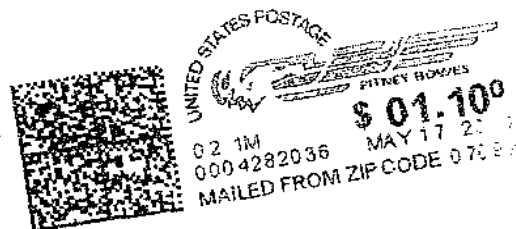
County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to US and international mail.

From: Scott A. Dietterick, Esquire  
c/o Zucker, Goldberg & Ackerman,  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092



FCP-97352-R1/jde TEAM D

To: UNKNOWN SPOUSE  
508 MAIN STREET  
ORANGEVILLE, PA 17859  
County of P.Q.: COLUMBIA



PS Form 3817, April 2007 PSN 7530-02-000-9065

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-WL1,

Plaintiff,

**VS.**

JENNIFER WALKER a/k/a JENNIFER R. WALKER

Defendant.

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

**COLUMBIA COUNTY TAX CLAIM BUREAU**  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
508 MAIN STREET  
ORANGEVILLE, PA 17859

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

PA DEPT. OF REVENUE- INHERITANCE TAX  
DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

UNKNOWN TENANT OR TENANTS  
508 MAIN STREET  
ORANGEVILLE, PA 17859

**COLUMBIA COUNTY DOMESTIC RELATIONS  
OFFICE**  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

AMERICAN CREDIT COLLECTORS LLC  
P.O. BOX 264,  
TAYLOR, PA 18517-0264  
ATTN: JAMES T. MULLIGAN, JR., ESQ

EMC MORTGAGE CORPORATION  
2780 LAKE VISTA DRIVE  
LEWISVILLE, TX 75067-3884

LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD, SUITE 100  
ANAHEIM, CA 92806



TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street

Bloomsburg, PA 17815

On **06/23/2010 at 9:00am**, the following described real estate which Jennifer R. Walker, married are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

508 MAIN STREET,  
ORANGEVILLE, PA 17859  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of

Deutsche Bank National Trust Company, as Trustee  
for Long Beach Mortgage Loan Trust 2006-WL1

Plaintiff

vs.

JENNIFER WALKER a/k/a JENNIFER R. WALKER, et al

Defendant(s)

at EX. NO. 2009-CV-2030 in the amount of \$98856.95 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER GOLDBERG & ACKERMAN LLC

BY: 

Dated: May 17, 2010

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

:  
:  
:  
:  
: Docket No.: 2009-CV-2030  
:  
: Execution No.:  
:  
:  
:  
:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF  
ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE  
RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG  
THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS,  
TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE  
NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A  
CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF  
OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES  
WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN  
STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO  
DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C.  
GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE,  
HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED  
SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA  
COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED  
AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

COLUMBIA COUNTY  
COLUMBIA COUNTY TAX OFFICE  
11 W MAIN STREET  
PO BOX 380  
BLOOMSBURG, PA 17815  
(570) 389-5649 FAX: (570) 389-5646

**TAX CERTIFICATION**

2010 - REAL ESTATE

As of Date: 08/31/2010 12:45:27 PM

Owner: WALKER JENNIFER R  
508 MAIN STREET  
P O BOX 38  
ORANGEVILLE PA 17859

Municipality: ORANGEVILLE BORO  
Parcel #: 28 -03 -005-00,000  
Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
027103	R	\$74.50	04/30/2010	\$76.02	06/30/2010	\$83.62	08/31/2010
		Payment					
027103	G	\$114.46	04/30/2010	\$116.80	06/30/2010	\$128.48	08/31/2010
		Payment					
027103	S	\$25.05	04/30/2010	\$25.56	06/30/2010	\$28.12	08/31/2010
		Payment					

Total Paid To Date: \$0.00

dm.  
Signature

8-31-10  
Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

County 024

PARCEL ID: 26-03-5000

AYEAR: 2010

ALTERNATE ID:

VERSION: 1

UPDATED: 3 RNEWHART on 05/21/2010 11:20 am

CUR: Y

Owner: WALKER JENNIFER R

Multi Owners: N

Billroll: PRIM PRIMARY

Stub/Receipt:

Date Rcvd: 01/08/2010

Location: 500 MAIN ST

Owner Occupy:

Bankruptcy Flag: Y

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2009	PRIM	652.03	65.20	21.52	45.00	783.75
Total:		652.03	65.20	21.52	45.00	783.75

Last Payment:

Last Notice Date: 03/01/2010

Type: NOT

In Bankruptcy

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

200 Sheffield Street, P.O. Box 1024

Mountainside, NJ 07092-0024

Phone: 908-233-8500

Fax: 908-232-4215

***FACSIMILE TRANSMITTAL***

<b>To:</b> Columbia County Sheriff	<b>From:</b> Marie Lindner (ext. 115)
<b>Company:</b>	<b>No. Pages:</b> 1
<b>Fax:</b> 570-389-5625	<b>Our File No:</b> 97352-R1
<b>Re:</b> Jennifer Walker Docket #2009-CV-2030	<b>Date:</b> 7/16/10

Please continue the August 4<sup>th</sup>, 2010 sheriff sale for 60 days and advise us of the new sale date.

Thank you,



Sale Date: October 27, 2010 9:00 AM

CONFIDENTIALITY NOTE: The documents accompanying this telecopy transmission contain information from our law firm which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named in this transaction sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

WEDNESDAY JUNE 23, 2010 AT 9:00 AM  
 BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF  
 2010 ED AND CIVIL WRIT NO. 2030 OF 2009 JD  
 ISSUED OUT OF THE COURT OF COMMON PLEAS OF  
 COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECT-  
 ED, 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 COURT-  
 HOUSE, BLOOMSBURG, PENNA. 17815, ALL THE  
 RIGHT AND TITLE AND INTEREST TO THE DEFEN-  
 DANTS IN AND TO:  
 ALL THAT CERTAIN PIECE AND PARCEL OF LAND SIT-  
 UATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA  
 COUNTY, PENNSYLVANIA, BOUNDED AND  
 DESCRIBED AS FOLLOWS:  
 BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN  
 STREET AT THE RESIDENCE NOW OR FORMERLY OF J.  
 W. CONNER AND RUNNING THENCE ALONG THE LINE  
 OF SAID CONNER SOUTH 55 1/2 DEGREES EAST, 289  
 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FOR-  
 MERLY OF F. L. RICKETTS; THENCE NORTHWARDLY  
 ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET  
 TO A CORNER; THENCE NORTH 48 1/2 DEGREES WEST,  
 ALONG LANDS FORMERLY OF OLIVE COVANHOFEN  
 10 PERCHES; THENCE BY THE SAME NORTH 66 1/2

7ANLA  
 3IA } SS

urer being duly sworn according to law deposes and says that  
 spaper of general circulation with its principal office and place of  
 anna Avenue, Bloomsburg, County of Columbia and State of  
 tablished on the 1st day of March, 1902, and has been published daily,  
 n, County and State since that day and on the attached notice June 2, 9,  
 ublished; that the affiant is one of the officers or publisher or  
 vner or publisher of said newspaper in which legal advertisement was  
 ffiant nor Press Enterprise is interested in the subject matter of said  
 d that all of the allegations in the foregoing statement as to time,  
 cation are true.

HUNTING?

NARROW YOUR SEARCH PRESS ENTERPRISE CLASSIFIEDS

A family owned  
 family atmosphere de  
 Please send applica  
 Jack Metzger Auto C  
 P.O. Box 178, Danville,  
 Attn: Bob Metzger

James T. Michler, Treasurer  
 before me this 17th day of June 2010

(Notary Public)  
 COMMONWEALTH OF PENNSYLVANIA  
 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.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

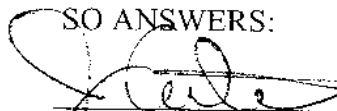

JENNIFER WALKER

WRIT OF EXECUTION #53 OF 2010 ED

POSTING OF PROPERTY

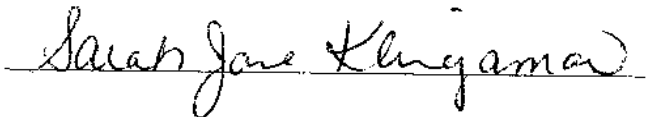
MAY 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JENNIFER WALKER AT 508 MAIN STREET ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF MAY 2010



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



William P Mullen  
Sheriff

ALLEGHENY COUNTY SHERIFF'S DEPARTMENT  
436 GRANT STREET  
PITTSBURGH, PA 15219-2496  
PHONE (412) 350-4700  
FAX (412) 350-6388

Joseph A. Rizzo  
Chief Deputy

PLAINTIFF : Deutsche Bank National

CASE # : 53ED2010

EXPIRES : 5/20/2010 11:59:59 PM

DEFT : Jennifer Walker

- ☐ SUMMONS/PRAECIPE  
☐ SEIZURE OR POSSESSION  
☐ NOTICE AND COMPLAINT  
☐ REVIVAL OR SCIFA  
☐ INTERROGATORIES  
☐ EXECUTION - LEVY OR GARNISHEE  
☒ OTHER

GARNISHEE :

DISTRICT : District 10

ADDRESS : 135 Bascom Avenue

Pittsburgh, PA 15214

MUNICIPALITY/CITY WARD: Pittsburgh / 26

Originating County : Columbia

ATTY Name/ADDRESS : , PA

ATTY PHONE :

TYPE OF SERVICE :

- ☐ Personal ☒ Person In charge ☐ Deputize ☐ Mail ☐ Posted ☐ Other ☐ Seize & Stored ☐ First Class Mail ☐ Publication

Service Address Direction :

Now I, the SHERIFF OF ALLEGHENY COUNTY, PA do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law

"--Is the Sheriff instructed to take manual possession of the property? \_\_\_\_\_ If "yes" bond in the amount of \$ \_\_\_\_\_ must be posted prior to levy."

Seize, levy, advertise and sell all the personal property of the defendant on the premises located at: \_\_\_\_\_  
MAKE MODEL MOTOR NUMBER SERIAL NUMBER LICENSE NUMBER

I hereby CERTIFY and RETURN that on the 24 day of May 2010 at 9:30 o'clock AM/PM. Address Above/Address Below, County of Allegheny, Pennsylvania

SHERIFF'S OFFICE USE ONLY

I have served in the manner Described below: \_\_\_\_\_

☐ Defendant(s) personally served

☐ Adult in charge of Defendant's residence who refused to give name or relationship

☒ Adult family member with whom said Defendant(s) reside(s). Name & Relationship Gene / husband

☐ Manager/Other person authorized to accept deliveries of U.S Mail ☐ Agent or person in charge of Defendant(s) office or usual place of business.

☐ Other \_\_\_\_\_

☐ Property Posted \_\_\_\_\_

Defendant not found because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other

☐ Certified Mail ☐ Receipt \_\_\_\_\_ ☐ Envelope Returned \_\_\_\_\_ ☐ Neither Receipt or envelope; writ expired \_\_\_\_\_

☐ Regular Mail Why: \_\_\_\_\_

You are hereby notified that on \_\_\_\_\_, 20\_\_\_\_, levy was made in the case of \_\_\_\_\_  
Possession/Sale has been set for \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ o'clock

YOU MUST CALL DEPUTY ON THE MORNING OF SALE/POSSESSION BETWEEN 8:30-9:30 A.M.

ATTEMPTS \_\_\_\_\_

Additional Costs Due \$, \_\_\_\_\_ This is placed On Writ when returned to Civil Division. Please check before Satisfying Case

William P Mullen  
Sheriff

ALLEGHENY COUNTY SHERIFF'S DEPARTMENT  
436 GRANT STREET  
PITTSBURGH, PA 15219-2496  
PHONE (412) 350-4700  
FAX (412) 350-6388

Joseph A. Rizzo  
Chief Deputy

PLAINTIFF : Deutsche Bank National

DEFT : Jennifer Walker

GARNISHEE :

DISTRICT : District 10

ADDRESS : 135 Bascom Avenue  
Pittsburgh, PA 15214

MUNICIPALITY/CITY WARD: Pittsburgh / 26

Originating County : Columbia

ATTY Name/ADDRESS : , PA

ATTY PHONE :

TYPE OF SERVICE :

☐ Personal ☒ Person In charge ☐ Deputize ☐ Mail ☐ Posted ☐ Other ☐ Seize & Stored ☐ First Class Mail ☐ Publication

Service Address Direction :

CASE # : 53ED2010

EXPIRES : 5/20/2010 11:59:59 PM

- ☐ SUMMONS/PRAECIPE  
☐ SEIZURE OR POSSESSION  
☐ NOTICE AND COMPLAINT  
☐ REVIVAL OR SCIFA  
☐ INTERROGATORIES  
☐ EXECUTION - LEVY OR GARNISHEE  
☒ OTHER

Now I, the SHERIFF OF ALLEGHENY COUNTY, PA do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law

"--Is the Sheriff instructed to take manual possession of the property? \_\_\_\_\_ If "yes" bond in the amount of \$ \_\_\_\_\_ must be posted prior to levy."

Seize, levy, advertise and sell all the personal property of the defendant on the premises located at: \_\_\_\_\_  
MAKE MODEL MOTOR NUMBER SERIAL NUMBER LICENSE NUMBER

I hereby CERTIFY and RETURN that on the 24 day of May 20\_\_ at 9:30 o'clock AM/PM. Address Above/Address Below, County of Allegheny, Pennsylvania

I have served in the manner Described below: \_\_\_\_\_

- ☐ Defendant(s) personally served  
☐ Adult in charge of Defendant's residence who refused to give name or relationship  
☐ Adult family member with whom said Defendant(s) reside(s). Name & Relationship  
☐ Manager/Other person authorized to accept deliveries of U.S Mail ☐ Agent or person in charge of Defendant(s) office or usual place of business.  
☐ Other \_\_\_\_\_ ☐ Property Posted \_\_\_\_\_

Defendant not found because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☒ Other Deft Ref to Resp.  
☐ Certified Mail ☐ Receipt \_\_\_\_\_ ☐ Envelope Returned \_\_\_\_\_ ☐ Neither Receipt or envelope; writ expired \_\_\_\_\_

☐ Regular Mail Why: \_\_\_\_\_

You are hereby notified that on \_\_\_\_\_, 20\_\_, levy was made in the case of \_\_\_\_\_  
Possession/Sale has been set for \_\_\_\_\_ 20\_\_ at \_\_\_\_\_ o'clock

**YOU MUST CALL DEPUTY ON THE MORNING OF SALE/POSSESSION BETWEEN 8:30-9:30 A.M.**

ATTEMPT'S \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Additional Costs Due \$, \_\_\_\_\_ This is placed On Writ when returned to Civil Division. Please check before Satisfying Case

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2009-CV-2030

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach  
Mortgage Loan Trust 2006-WL1

DEFENDANT(S): JENNIFER WALKER a/k/a JENNIFER R. WALKER

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE  
FORECLOSURE)**

SERVE AT: 135 BASCOM AVENUE, PITTSBURGH, PA 15214

Sir: ☒ **Please serve Defendant, JENNIFER WALKER a/k/a JENNIFER R. WALKER,  
OR an adult individual with whom the defendant resides with a true and correct  
copy of the Notice of Sale BY DEPUTIZING ALLEGHENY COUNTY.**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-  
8500.**

Date of Service: 5-24-10 Time: 9:50 AM

Served Upon (If someone other than Defendant): Gene

Address (if different than as stated above):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED  
ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Joel A. Ackerman, Esq.  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092**

Dated: March 9, 2010

Zucker, Goldberg & Ackerman, LLC

By: Joel A. Ackerman  
Joel A. Ackerman, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
FCP-97352-R1

For office use only:

C\_97352-R1\_SRE1\_C

*Handwritten:*  
Ackerman  
Also  
#4

TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-  
WLI**

**53ED2010**

VS

MORTGAGE FORECLOSURE

**JENNIFER WALKER AKA JENNIFER R.  
WALKER**

NOW, WEDNESDAY, APRIL 14, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF ALLEGHENY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JENNIFER WALKER, AT 135 BASCOM AVENUE, PITTSBURGH, PA

*Timothy T. Chamberlain*

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

200 Sheffield Street, P.O. Box 1024

Mountainside, NJ 07092-0024

Phone: 908-233-8500

Fax: 908-232-4215

***FACSIMILE TRANSMITTAL***

<b>To:</b> Real Estate Dept.	<b>From:</b> Marie Lindner (ext. 115)
<b>Company:</b> Columbia County Sheriff	<b>No. Pages:</b> 1
<b>Fax:</b> 570-389-5622	<b>Our File No:</b> 97352-R1
<b>Re:</b> Jennifer Walker Docket #2009-CV-2030 Sale: 6/23/10	<b>Date:</b> 5/19/10

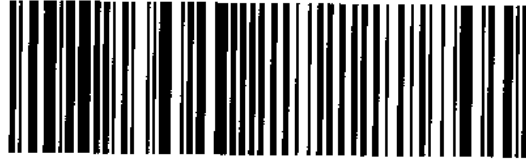
**We would like to continue this sale for 60 days (end of August).  
Please advise sale date.**

**Thank you.**

*Marie*

CONFIDENTIALITY NOTE: The documents accompanying this telecopy transmission contain information from our law firm which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named in this transaction sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited, and that the documents should be returned to this firm immediately. In this regard, if you have received this telecopy in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 0839

LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD  
ANAHEIM CA 92806

53ED2010

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) 784-8300

Wednesday, April 14, 2010

**LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD  
ANAHEIM, CA 92806-**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-WL1  
VS  
JENNIFER WALKER AKA JENNIFER R. WALKER**

**DOCKET # 53ED2010**

**JD # 2030JD2009**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
Plaintiff,	:	
vs.	:	
	:	53ED2010
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER	:	
Defendant.	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

JENNIFER WALKER a/k/a JENNIFER R. WALKER  
508 Main Street  
Orangeville, PA 17859  
AND  
135 Bascom Avenue  
Pittsburgh, PA 15214

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on June 23, 2010 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**508 MAIN STREET, ORANGEVILLE, PA, 17859**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2009-CV-2030**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

JENNIFER WALKER a/k/a JENNIFER R. WALKER



A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: FCP-97352-R1

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

:  
:  
:  
:  
: Docket No.: 2009-CV-2030

: Execution No.:  
:  
:  
:  
:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF  
ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE  
RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG  
THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS,  
TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE  
NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A  
CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF  
OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES  
WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN  
STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO  
DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C.  
GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE,  
HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED  
SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA  
COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED  
AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-APR-10

FEE: \$5.00

CERT. NO 7613

WALKER JENNIFER R  
135 BASCOM AVE  
PITTSBURGH PA 15214 1505

DISTRICT: ORANGEVILLE BORO  
DEED 20050-9917  
LOCATION: 508 MAIN ST ORANGEVILLE  
PARCEL: 28 -03 -005-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2009	PRIM	778.37	16.14	0.00	794.51
TOTAL DUE :					\$794.51

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July , 2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# Tax Bill Master Transaction Detail

WALKER JENNIFER R 2010-28 -RE -027103

tcttax1s

## Tax

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Tax Code	Category	Parcel
WALKER JENNIFER R	027103	01/15/2010	114.46	116.80	128.48	G	0	28 -03 -005-00,000
WALKER JENNIFER R	027103	01/15/2010	74.50	76.02	83.62	R	0	28 -03 -005-00,000
WALKER JENNIFER R	027103	01/15/2010	25.05	25.56	28.12	S	0	28 -03 -005-00,000
Sub-Total			214.01	218.38	240.22			

THIS IS ONLY  
COUNTY & TWP. FOR 2010 TAXES  
(SCHOOL TAXES ARE NOT INCLUDED)

WJP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 4/14/2010

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 53ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-WL1

DEFENDANT JENNIFER WALKER AKA JENNIFER R. WALKER  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

<b>PERSON/CORP TO SERVED</b>
JENNIFER WALKER
508 MAIN STREET
ORANGEVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

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

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

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

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

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

F. OTHER (SPECIFY) Moved To 135 BASCOM  
Ave PITTSBURGH PA 15214

ATTEMPTS  
DATE

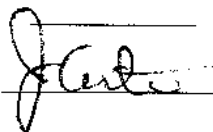
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-16-10

## WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

[illegible]

Execution No.: 2010-ED-53

7-11-2019 11:30 AM  
 11/11/2019 11:30 AM

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.: 2010-ED-53

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C. GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
Plaintiff,	:	
vs.	:	
	:	53ED2010
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER	:	
Defendant.	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

JENNIFER WALKER a/k/a JENNIFER R. WALKER  
508 Main Street  
Orangeville, PA 17859  
AND  
135 Bascom Avenue  
Pittsburgh, PA 15214

**TAKE NOTICE:**

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buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**508 MAIN STREET, ORANGEVILLE, PA, 17859**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. **2009-CV-2030**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

JENNIFER WALKER a/k/a JENNIFER R. WALKER

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

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It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
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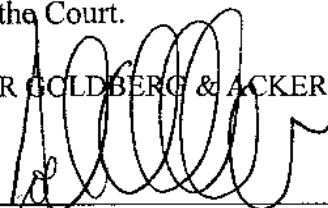
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ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY:   
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF  
ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

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TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE  
NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A  
CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF  
OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES  
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BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE,  
HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED  
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COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED  
AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 4/14/2010

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 53ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-WL1

DEFENDANT JENNIFER WALKER AKA JENNIFER R. WALKER  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
TENANT(S) OR SPOUSE
508 MAIN STREET
ORANGEVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON POSTED ON DOOR House Empty

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

DATE 4-16-10 TIME 10:30 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

J. Arter

DATE 4-16-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 4/14/2010

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 53ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-WL1

DEFENDANT JENNIFER WALKER AKA JENNIFER R. WALKER  
ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
ORANGEVILLE BOROUGH	MORTGAGE FORECLOSURE
ORANGEVILLE	

SERVED UPON Dropped in Mail Box

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

DATE 4-16-10 TIME 1020 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>4-15-10</u>	<u>1109</u>	<u>2</u>	<u>C/O 520</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 4-16-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/14/2010

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 53ED2010

PLAINTIFF  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-WLI

DEFENDANT  
ATTORNEY FIRM  
JENNIFER WALKER AKA JENNIFER R. WALKER  
ZUCKER GOLDBERG AND ACKERMAN

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Dorothy Frank

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

DATE 4-15-10 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

Scott Frank

DATE 10-15-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/14/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 53ED2010

PLAINTIFF  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-WL1

DEFENDANT  
ATTORNEY FIRM  
JENNIFER WALKER AKA JENNIFER R. WALKER  
ZUCKER GOLDBERG AND ACKERMAN

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP Office Manager IDENTIFICATION \_\_\_\_\_

DATE 4-15-10 TIME 1450 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

Johnson

DATE

4-15-10



# SHERIFF'S SALE

---

WEDNESDAY JUNE 23, 2010 AT 9:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF 2010 ED AND CIVIL WRIT NO. 2030 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 AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C. GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED. PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859

### TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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.

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Scott Dicterick  
200 Sheffield Street  
Mountainside, NJ 07092

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Document Receipt

---

Trans # 19901 Carrier / service: POST 2PM 4/14/2010

Ship to: 19901

AMERICAN CREDIT COLLECTIONS LLC

C/O ATTY MULLIGAN  
PO BOX 264

Tracking #: 9171924291001000000815

Doc Ref #: 53ED2010

TAYLOR PA 18517

Document Receipt

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Trans # 19902 Carrier / service: POST 2PM 4/14/2010

Ship to: 19902

EMC MORTGAGE CORPORATION

2780 LAKE VISTA DRIVE

Tracking #: 9171924291001000000822

Doc Ref #: 53ED2010

LEWISVILLE TX 75067

Document Receipt

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Trans # 19903 Carrier / service: POST 2PM 4/14/2010

Ship to: 19903

LONG BEACH MORTGAGE COMPANY

1400 S. DOUGLASS ROAD

Tracking #: 9171924291001000000839

Doc Ref #: 53ED2010

ANAHEIM CA 92806

Document Receipt

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Trans # 19904 Carrier / service: POST 2PM 4/14/2010

Ship to: 19904

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000000846

Doc Ref #: 53ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 19905 Carrier / service: POST 2PM 4/14/2010

Ship to: 19905

DEPARTMENT OF REVENUE

INHERITANCE TAX DIVISION  
DEPT 280601

Tracking #: 9171924291001000000853

Doc Ref #: 53ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 19906 Carrier / service: POST 2PM 4/14/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000860

Doc Ref #: 53ED2010

HARRISBURG PA 17128



Document Receipt

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Trans # 19907 Carrier / service: POST 2PM 4/14/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000000877

Doc Ref #: 53ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 19908 Carrier / service: POST 2PM 4/14/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000000884

Doc Ref #: 53ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 19909 Carrier / service: POST 2PM 4/14/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000891

Doc Ref #: 53ED2010

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 53-10

DATE RECEIVED 4-14-10  
DOCKET AND INDEX 4-14-10

## 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>✓</u>	CK# <u>9049</u>

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

SALE DATE	<u>6-23-10</u>	TIME <u>0900</u>
POSTING DATE	<u>5-19-10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>June 2</u>	
	2 <sup>ND</sup> WEEK <u>9</u>	
	3 <sup>RD</sup> WEEK <u>16, 10</u>	

Zucker, Goldberg & Ackerman, LLC  
FCP-97352-R1

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

2010-ED-53

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C. GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859

Exhibit "A"

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

53

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 508 MAIN STREET, ORANGEVILLE, PA 17859.

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

JENNIFER R. WALKER, MARRIED  
508 MAIN STREET  
ORANGEVILLE, PA 17859

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

JENNIFER WALKER A/K/A JENNIFER R. WALKER  
508 MAIN STREET  
ORANGEVILLE, PA 17859

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-WL1  
Plaintiff

AMERICAN CREDIT COLLECTORS LLC  
P.O. BOX 264,  
TAYLOR, PA 18517-0264  
ATTN: JAMES T. MULLIGAN, JR., ESQ

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-WL1  
Plaintiff

EMC MORTGAGE CORPORATION  
2780 LAKE VISTA DRIVE  
LEWISVILLE, TX 75067-3884

LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD, SUITE 100  
ANAHEIM, CA 92806

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
508 MAIN STREET  
ORANGEVILLE, PA 17859

UNKNOWN SPOUSE  
508 MAIN STREET  
ORANGEVILLE, PA 17859



PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA.I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: FCP-97352-R1

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

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PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as	:	
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	
	:	
Plaintiff,	:	Docket No.: 2009-CV-2030
vs.	:	
	:	Execution No.:
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER	:	
	:	
Defendant.	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1, Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 508 MAIN STREET, ORANGEVILLE, PA 17859.

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

JENNIFER R. WALKER, MARRIED  
508 MAIN STREET  
ORANGEVILLE, PA 17859

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JENNIFER WALKER A/K/A JENNIFER R. WALKER  
508 MAIN STREET  
ORANGEVILLE, PA 17859

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-WL1  
Plaintiff

AMERICAN CREDIT COLLECTORS LLC  
P.O. BOX 264,  
TAYLOR, PA 18517-0264  
ATTN: JAMES T. MULLIGAN, JR., ESQ

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-WL1  
Plaintiff

EMC MORTGAGE CORPORATION  
2780 LAKE VISTA DRIVE  
LEWISVILLE, TX 75067-3884

LONG BEACH MORTGAGE COMPANY  
1400 S. DOUGLASS ROAD, SUITE 100  
ANAHEIM, CA 92806

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
508 MAIN STREET  
ORANGEVILLE, PA 17859

UNKNOWN SPOUSE  
508 MAIN STREET  
ORANGEVILLE, PA 17859

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA.I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

200 Sheffield Street, Suite 301

Mountainside, NJ 07092

File No.: FCP-97352-R1

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

:  
:  
:  
:  
: Docket No.: 2009-CV-2030  
:  
:  
: Execution No.:  
:  
:  
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:  
:  
:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C. GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as	:	
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	
	:	Docket No.: 2009-CV-2030
Plaintiff,	:	
vs.	:	Execution No.:
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER	:	
	:	
Defendant.	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS, TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF OLIVE COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

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PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE, HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
Plaintiff,	:	
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER	:	
Defendant.	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

JENNIFER WALKER a/k/a JENNIFER R. WALKER  
508 Main Street  
Orangeville, PA 17859  
AND  
135 Bascom Avenue  
Pittsburgh, PA 15214

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on \_\_\_\_\_ at \_\_\_\_\_ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**508 MAIN STREET, ORANGEVILLE, PA, 17859**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. **2009-CV-2030**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS  
PROPERTY ARE:

JENNIFER WALKER a/k/a JENNIFER R. WALKER



A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

:  
:  
:  
:  
: Docket No.: 2009-CV-2030  
:  
: Execution No.:  
:  
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:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF  
ORANGEVILLE, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER ON THE EAST SIDE OF MAIN STREET AT THE  
RESIDENCE NOW OR FORMERLY OF J. W. CONNER AND RUNNING THENCE ALONG  
THE LINE OF SAID CONNER SOUTH 55 ½ DEGREES EAST, 289 FEET, MORE OR LESS,  
TO LINE OF LAND NOW OR FORMERLY OF F. L. RICKETTS; THENCE  
NORTHWARDLY ALONG LAND FORMERLY OF F. L. RICKETTS 107.9 FEET TO A  
CORNER; THENCE NORTH 48 ½ DEGREES WEST, ALONG LANDS FORMERLY OF  
OLIVE COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66 ½ DEGREES  
WEST, 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN  
STREET SOUTH 29 ½ DEGREES WEST, 5.94 PERCHES TO THE PLACE OF BEGINNING.

WHEREON IS ERECTED A FRAME DWELLING HOUSE.

SUBJECT TO ALL CONDITIONS, COVENANTS, AND RESERVATIONS AS TO  
DITCHES, UNDERDRAINS, WATER,, ETC., AS CONTAINED IN DEED OF OLIVER C.  
GRAY, ET AL, AS RECORDED IN COLUMBIA COUNTY DEED BOOK 94, AT PAGE 544.

PARCEL NO. 28-03-005

BEING THE SAME PREMISES WHICH CARL M. BEAGLE AND EVA C. BEAGLE,  
HUSBAND AND WIFE AND DAVID A. BEAGLE, SINGLE, BY DEED DATED  
SEPTEMBER 12, 2005 AND RECORDED SEPTEMBER 15, 2005 IN AND FOR COLUMBIA  
COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509917, PAGE , GRANTED  
AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

**PROPERTY KNOWN AS 508 MAIN STREET, ORANGEVILLE, PA, 17859**

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER A/K/A JENNIFER R. WALKER;

Defendant.

CIVIL DIVISION

NO.: 2009-CV-2030

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF DAUPHIN :

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 508 MAIN STREET, ORANGEVILLE, PA 17859 is Jennifer R. Walker, married, with a last known address of 508 MAIN STREET, ORANGEVILLE, PA 17859, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

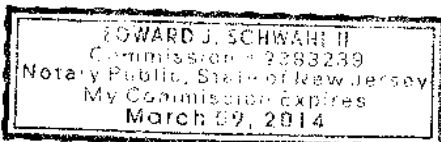
By:

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire PA I.D. #202729  
Atty File No.: FCP-97352-R1  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 7 DAY OF MARCH, 2010.

NOTARY PUBLIC



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

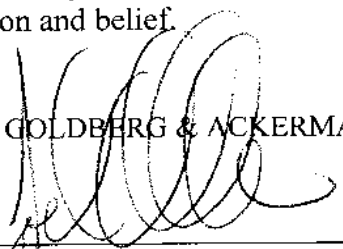
**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS  
COUNTY OF DAUPHIN )

Before me, the undersigned authority, a notary public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant(s) is(are) not in the military service of the ; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

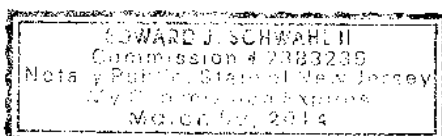
ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

BY:   
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA.I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
File No.: FCP-97352-R1  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this  
4 day of MARCH, 2010.

  
Notary Public



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan Trust  
2006-WL1,

Plaintiff,

vs.

JENNIFER WALKER a/k/a JENNIFER R.  
WALKER

Defendant.

Docket No.: 2009-CV-2030

Execution No.:

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE**

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: March 9, 2010

By: 

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire PA I.D. #202729  
Atty File No.: FCP-97352-R1  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
(908) 233-8500; (908) 233-1390 FAX

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2009-CV-2030

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach  
Mortgage Loan Trust 2006-WL1

DEFENDANT(S): JENNIFER WALKER a/k/a JENNIFER R. WALKER

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE  
FORECLOSURE)**

SERVE AT: 508 MAIN STREET, ORANGEVILLE, PA 17859

Sir: ☒ **Please serve Defendant, JENNIFER WALKER a/k/a JENNIFER R. WALKER,  
OR an adult individual with whom the defendant resides with a true and correct  
copy of the Notice of Sale.**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-  
8500.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED  
ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Joel A. Ackerman, Esq.  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: March 9, 2010

By: Joel A. Ackerman  
Joel A. Ackerman, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
FCP-97352-R1

For office use only:

C\_97352-R1\_SRE1\_C

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2009-CV-2030

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Long Beach  
Mortgage Loan Trust 2006-WL1

DEFENDANT(S): JENNIFER WALKER a/k/a JENNIFER R. WALKER

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE  
FORECLOSURE)**

SERVE AT: 508 MAIN STREET, ORANGEVILLE, PA 17859

Sir: ☒ Please POST the Notice of Sale at the above Mortgaged Premises.

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED  
ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Joel A. Ackerman, Esq.  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: March 9, 2010

By: Joel A. Ackerman  
Joel A. Ackerman, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500  
FCP-97352-R1

For office use only:

C\_97352-R1\_SRE1\_C



**ATTORNEYS AT LAW**

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

**JPMORGAN CHASE BANK**  
MONTCLAIR, NJ 07042

55-233/212

009049

009049

DATE  
3/9/2010

AMOUNT  
\*\*\*\*\*1,500.00

----- US Dollars

US Dollars

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

SHERIFF ADVANCE/97352-R1

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

15:0212023371 5108811828