

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank Nat. Trust vs Jennifer Walker

NO. 100-12 ED NO. 3030-09 JD

DATE/TIME OF SALE: Mar 14 0900

BID PRICE (INCLUDES COST) \$ 4843.40

POUNDAGE - 2% OF BID \$ 96.87

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4940.27

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Burk

TOTAL DUE: \$ 4940.27

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3440.27

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR LONG
BEACH MORTGA

vs.

Defendant

JENNIFER WALKER

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, November 14, 201

Writ of Execution No. : 2009CV2030

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 508 MAIN STREET, ORANGEVILLE, PA 17859

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs \$2,257.82

Municipal Costs

Sewer \$2,530.58

Total Municipal Costs \$2,530.58

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs \$55.00

Grand Total: \$4,843.40

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) CountySolicitor, Inc.

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
STEVEN D. KRUL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
RYAN S. MALC
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ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
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Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

FCP-97352-R1

December 7, 2012

Office of the Sheriff of Columbia County
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 WALKER a/k/a JENNIFER R. WALKER
Premises: 508 MAIN STREET
ORANGEVILLE, PA 17859
Docket No.: 2009-CV-2030
Sale Date: November 14, 2012
Sheriff Sale No: 2012-ED-100**

Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to
**Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1, 7255
Baymeadows Way, Jacksonville, FL 32246**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits
of Value and a self-addressed, stamped envelope for return of the deed. Enclosed is a check in the amount of
\$3,440.27 for additional costs due

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

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
Ashleigh Levy Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032 ✓
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX



pennsylvania
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280693
HARRISBURG, PA 17128-0693

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

A. CORRESPONDENT -All inquiries maybe directed to the following person:

Name **Zucker, Goldberg & Ackerman, LLC** Telephone Number **908-233-8500 Ext 370**

Street Address 200 Sheffield Street	City Mountainside	State NJ	Zip Code 07092
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B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of COLUMBIA County

C. DATE OF ACCEPTANCE OF DOCUMENT **11/14/2012**

Grantee(s)/Lessee(s)
Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-WL1

Street Address P.O. Box 380			Street Address 7255 Baymeadows Way		
City Bloomsburg	State PA	Zip 17815	City Jacksonville	State FL	Zip 32246

D. REAL ESTATE LOCATION

Street Address 508 MAIN STREET	City, Township, Borough BOROUGH OF ORANGEVILLE
County COLUMBIA	School District CENTRAL COLUMBIA S D
	Tax Parcel Number 28-03-005

E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$4,940.27	2. Other Consideration 0	3. Total Consideration = \$4,940.27
4. County Assessed Value \$19,004.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value \$68,414.40

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's interest conveyed 100%
--	--	--

Check Appropriate Box for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. **INSTRUMENT # 200911065**
- ☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.): **100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S.-1102-C.3 (1)**

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

Signature of Correspondent or Responsible Party Jaime R. Ackerman, Esquire	Date 12/10/12
--	-------------------------

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

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
PA ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINVIEW, NJ 07092
PH. 908-233-8500

044599

44599

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE AMOUNT

2/7/2013 \$*****3,440.27

US Dollars

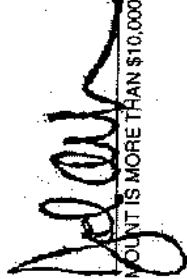
Three Thousand Four Hundred Forty and 27/100--

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

SHERIFF'S BALANCE 97352-R1

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



⑈044599⑈ ⑆021202337⑆ ⑆6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

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

200 SHEFFIELD STREET- SUITE 101
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Please send your request to: zuckergoldberg.com/pr*

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Pennsylvania Office:
P.O. Box 650
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OF COUNSEL:

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FCP-97352-R1

October 2, 2012

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 WALKER a/k/a JENNIFER R. WALKER
Premises: 508 MAIN STREET
ORANGEVILLE, PA 17859
Docket No.: 2009-CV-2030
Sheriff Sale #: 2012-ED-100**

Dear Sir/Madam:

Please continue the sheriff sale set for **October 3, 2012 to November 14, 2012**. Please announce this continuance at the October 3, 2012 Sheriff sale.

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

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>735.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>60.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>493.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1369.87</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.87</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	\$ <u>2530.58</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>2530.58</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>160.00</u>

TOTAL COSTS (OPENING BID)

\$ 4743.40

ORANGEVILLE BOROUGH

301 Mill Street, Orangeville, Pa. 17859
(570) 683-5915

September 25, 2012

Timothy T. Chamberlain
Sheriff of Columbia County
P.O. Box 380
Bloomsburg, Pa. 17815

No: 2009CV2030

UPI/TAX PARCEL NUMBER: 28-03-005

508 MAIN STREET ORANGEVILLE, PA. 17859

Dear Sheriff Chamberlain,

This letter is in response to the notice of a Sheriff's sale in Orangeville Borough on October 03, 2012. The amount due to the Orangeville Borough Sewer & Water will be \$2,530.58.

If you have any questions on the above please feel free to contact this office at the above number.

Sincerely,



Catherine Mancini
Secretary/Treasurer

**BOROUGH OF ORANGEVILLE
ORANGEVILLE, PA. 17859**

FACSIMILE

TO: Sheriff Timothy Chamberlain

COMPANY:

FAX NUMBER 570-389-5625

DATE 09/25/12

TIME 11:45 AM

FROM Cathy Mancini

PHONE NUMBER 570- 683-5915

WE ARE TRANSMITTING 2 PAGES, INCLUDING THIS PAGE

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2009CV2030

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 03, 2012

AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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. CONNOR 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 FORMERLY 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 COVANOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

PROPERTY ADDRESS: 508 MAIN STREET, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 28-03-005

Seized and taken into execution to be sold as the property of JENNIFER WALKER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGA.

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 eight (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 to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:

ZUCKER, GOLDBERG
& ACKERMAN, LLC

MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania

www.sheriffofcolumbiacounty.com

aw deposes and says that Press Enterprise is
al office and place of business at 3185
umbia and State of Pennsylvania, and was
been published daily, continuously in said
attached notice September 12, 19, 26, 2012
the officers or publisher or designated agent of
legal advertisement was published; that
I in the subject matter of said notice and
foregoing statement as to time, place, and

th day of September 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and
for publishing the foregoing notice, and the

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS ♦
STEVEN D. KROL
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Please send your request to: zuckergoldberg.com/pr*

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RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

FCP-97352-R1

September 14, 2012

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

Premises: 508 Main Street, Orangeville, PA 17859

Docket No.: 2009-CV-2030

Sheriff Sale #: 2012-ED-100

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 Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Daniel Schlesinger

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: FCP-97352-R1
(908) 233-8500; (908) 233-1390 FAX

dsc

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 #: 2012-ED-100

TYPE OF PLEADING

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

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
Ashleigh L. Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: FCP- 97352-R1/dsc

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	:	CIVIL DIVISION
Long Beach Mortgage Loan Trust 2006-WL1,	:	
Plaintiff,	:	NO.: 2009-CV-2030
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, Daniel Schlesinger, 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, married, is the record owner of the real property.
2. On or about August 29, 2012, Defendant Jennifer R. Walker was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Allegheny County, at the address of 135 Bascom Avenue, Pittsburgh, PA 15214.
3. On or about August 29, 2012, 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 "A", 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.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Attorneys for Plaintiff

Dated: September 14, 2012

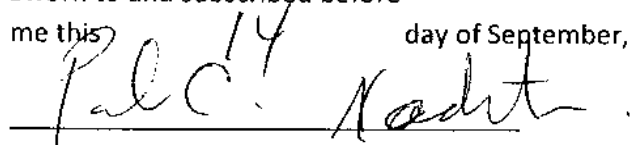


DANIEL SCHLESINGER

Paralegal/Legal Assistant

Sworn to and subscribed before

me this 14 day of September, 2012



Notary Public

MY COMMISSION EXPIRES:

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407850
My Commission Expires 4/27/2016

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(s).	:	

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

TO:

UNKNOWN TENANT OR TENANTS
508 Main Street
Orangeville, PA 17859

UNKNOWN SPOUSE
135 Bascom Avenue
Pittsburgh, PA 15214

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

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

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

AMERICAN CREDIT COLLECTORS LLC
C/O JAMES T. MULLIGAN, JR., ESQ
P.O. Box 264
Taylor, PA 18517-0264

EMC MORTGAGE CORPORATION
2780 Lake Vista Drive
Lewisville, TX 75067-3884

LONG BEACH MORTGAGE COMPANY
1400 S. Douglass Road, Suite 100
Anaheim, CA 92806

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
3415 Vision Drive
Columbus, OH 43218

ORANGEVILLE BORO
11 W. Main St, P.O. Box 380
Bloomsburg, PA 17815

CENTRAL COLUMBIA SCHOOL DISTRICT
477 Old Berwick Rd,
Bloomsburg, PA 17815

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

Zucker, Goldberg & Ackerman, LLC
FCP-97352-R1
97352-R1D1004C08222012P1

On **10/3/2012 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

Dated: 8/24/12

BY:



Scott A. Dieterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
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

Zucker, Goldberg & Ackerman, LLC
FCP-97352-R1
97352-R1D1004C08222012P3

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,	:	CIVIL DIVISION
	:	NO.: 2009-CV-2030
Plaintiff,	:	
vs.	:	Execution No.:
	:	
JENNIFER WALKER a/k/a JENNIFER R. WALKER;	:	
	:	
Defendant(s).	:	
	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

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

Exhibit "A"



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: UNKNOWN TENANT OR TENANTS
508 Main Street
Orangeville, PA 17859

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 is for domestic and international mail.

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

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

County of P.Q.: COLUMBIA

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



Postmark Here



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From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: 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
EAGLE
FOREVER
02 1M \$ 01.15⁰
0004282036 AUG 29 2012
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.

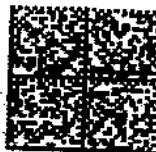
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: AMERICAN CREDIT COLLECTORS LLC
C/O JAMES T. MULLIGAN, JR., ESQ
P.O. Box 264
Taylor, PA 18517-0264

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
EAGLE
FOREVER
02 1M \$ 01.15⁰
0004282036 AUG 29 2012
MAILED FROM ZIP CODE 07092



Postmark Here



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

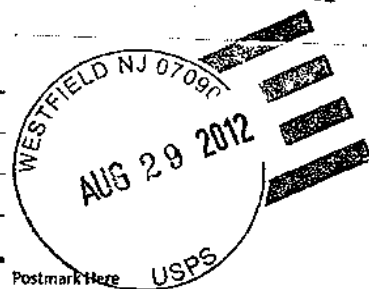
To: LONG BEACH MORTGAGE COMPANY

1400 S. Douglass Road, Suite 100

Anaheim, CA 92806

County of P.Q.: COLUMBIA

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



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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: ORANGEVILLE BORO

11 W. Main St, P.O. Box 380

Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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





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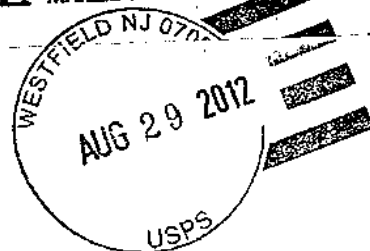
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: CENTRAL COLUMBIA SCHOOL DISTRICT
477 Old Berwick Rd,
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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



Postmark Here



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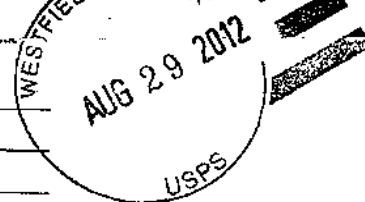
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 Vision Drive
Columbus, OH 43218

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 may be used for domestic and international mail.

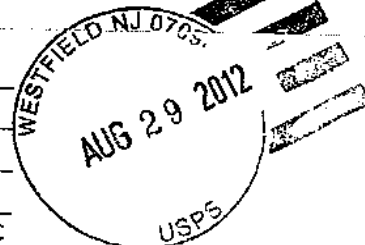
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

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



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From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
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



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.

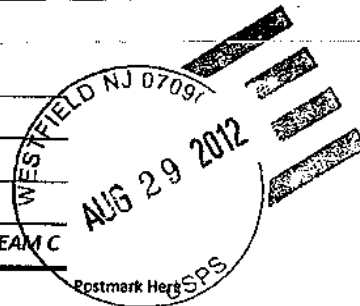
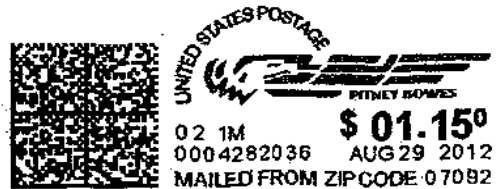
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

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

County of P.Q.: COLUMBIA

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



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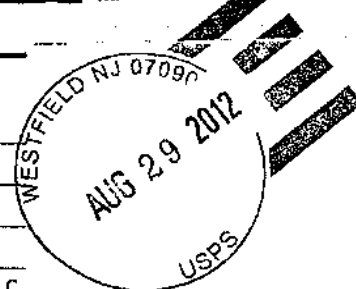
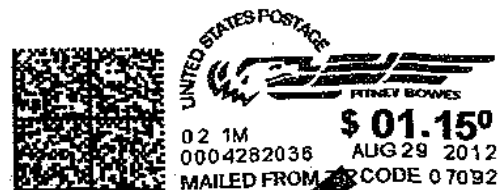
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

FCP-97352-R1/sde TEAM C

To: UNKNOWN SPOUSE
135 Bascom Avenue
Pittsburgh, PA 15214

County of P.Q.: COLUMBIA

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



Postmark Here

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



2009-CV-2030

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
VS.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Deputize

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Expires: 8/31/12

Zone:

Warrant:

Serve To:

Name: JENNIFER WALKER

Primary Address: 135 BASCOM AVENUE
PITTSBURGH, PA 15214

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Gene

Relation: Husband

Date: 8/29/12

Time: 1005

Deputy: [Signature]

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Notes / Special Instructions:

Now, July 26, 2012 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Allegheny County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WALKER, JENNIFER

2009CV2030

135 BASCOM AVENUE, PITTSBURGH, PA 15214

EXP: 08/24/2012

LEONARD H. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN E
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHEL G. PACKER ‡
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◇ ALSO MEMBER OF NY AND ME BAR
△ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

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

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
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. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

FCP-97352-R1

August 22, 2012

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 WALKER a/k/a JENNIFER R. WALKER
Property Address: 508 MAIN STREET
ORANGEVILLE, PA 17859
Docket No.: 2009-CV-2030
Sale Ref No.: 2012-ED-100**

Dear Sir/Madam:

Enclosed for filing please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1, to be filed in the above-referenced case. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

If you should have any questions, please do not hesitate to contact Shereza Deonarine of our office at 908-233-8500 Ext. 244.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: *Shereza Deonarine*

Shereza Deonarine, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

**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,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2009-CV-2030
	:	
vs.	:	Execution No.:
	:	
JENNIFER WALKER a/k/a JENNIFER R. WALKER;	:	
	:	
Defendant(s).	:	

AMENDED 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
135 Bascom Avenue
Pittsburgh, PA 15214

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

JENNIFER WALKER A/K/A JENNIFER R. WALKER
135 Bascom Avenue
Pittsburgh, PA 15214

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
C/O JAMES T. MULLIGAN, JR., ESQ
P.O. Box 264
Taylor, PA 18517-0264

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 Vision Drive
Columbus, OH 43218

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

ORANGEVILLE BORO
11 W. Main St, P.O. Box 380
Bloomsburg, PA 17815

CENTRAL COLUMBIA SCHOOL DISTRICT
477 Old Berwick Rd,
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
135 Bascom Avenue
Pittsburgh, PA 15214

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


I verify that the statements made in this Amended 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:

8/24/12

BY:


Scott A. Dieterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA.I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
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	:	CIVIL DIVISION
for Long Beach Mortgage Loan Trust 2006-WL1,	:	
	:	NO.: 2009-CV-2030
Plaintiff,	:	
vs.	:	Execution No.:
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	
	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

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

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
vs.
JENNIFER WALKER

Case Number
2009CV2030

SHERIFF'S RETURN OF SERVICE

08/23/2012 05:15 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 508 MAIN STREET, ORANGEVILLE, PA 17859.


JEFFREY PRICE, DEPUTY

SO ANSWERS.



TIMOTHY T. CHAMBERLAIN, SHERIFF

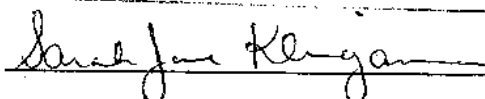
August 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of AUGUST, 2012

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



Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07046

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	508 MAIN STREET ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	8/23/12	Time:	1715
Deputy:	6	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2009CV2030

508 MAIN STREET, ORANGEVILLE, PA 17859

EXP: 08/24/2012

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2012

Fee: \$5.00

Cert. NO: 12635

WALKER JENNIFER R
135 BASCOM AVE
PITTSBURGH PA 15214 1505

District: ORANGEVILLE BORO
Deed: 20050 -9917
Location: 508 MAIN ST
Parcel Id:28 -03 -005-00,000

Assessment: 19,004

Balances as of 08/08/2012

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By:

Columbia County Sheriff

Per:

Tim Chamberlain

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

2012 - REAL ESTATE

As of Date: 08/08/2012 11:11:36 AM

Owner: WALKER JENNIFER R

Municipality: ORANGEVILLE BORO

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

135 BASCOM AVE

Property Desc:

PITTSBURGH PA 15214

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
127.99	R	\$74.50	04/30/2012	\$76.02	06/30/2012	\$83.60	07/31/2012
		Discount Payment		05/03/2012		\$74.50	
127.99	G	\$133.08	04/30/2012	\$135.80	06/30/2012	\$149.38	08/31/2012
		Discount Payment		05/03/2012		\$133.08	
127.99	S	\$25.05	04/30/2012	\$25.56	06/30/2012	\$28.12	08/31/2012
		Discount Payment		05/03/2012		\$25.05	

Total Paid To Date:

\$232.10


Signature

8/8/12

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
vs.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/24/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DEBRA BAKER

Relation:

CLERK

Date:

7/30/12

Time:

1235

Deputy:

5

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

CENTRAL COLUMBIA SD

2009CV2030

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
vs.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	508 MAIN STREET ORANGEVILLE, PA 17859
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> Other
Adult In Charge:	
Relation:	
Date:	7/30/12
Time:	1305
Deputy:	6
Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2009CV2030

508 MAIN STREET, ORANGEVILLE, PA 17859

EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGA
VS.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	08/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia Col	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	KAREN RICHTENDECKER	
Relation:	CLERK	
Date:	7/30/12	Time:
Deputy:	5	Mileage:

Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500
-------	----------------------------------	--------	--------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2009CV2030 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 08/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH
MORTGAGE
vs.
JENNIFER WALKER

Case Number
2009CV2030

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 08/24/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *SHERY EVANS*

Relation: *CLERK*

Date: *7/30/12* Time: *846*

Deputy: *5* Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2009CV2030

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 08/24/2012

Document Receipt

Trans # 31268 Carrier / service: POST 2PM 7/26/2012

Ship to: 31268

AMERICAN CREDIT COLLECTORS, LLC

C/O JAMES MULLIGAN, ESQ.

PO BOX 264

Tracking #: 9171924291001000015437

Doc Ref #: 100ED2012

TAYLOR PA 18517

Document Receipt

Trans # 31269 Carrier / service: POST 2PM 7/26/2012

Ship to: 31269

EMC MORTGAGE COMPANY

2780 LAKE VISTA DRIVE

Tracking #: 9171924291001000015444

Doc Ref #: 100ED2012

LEWISVILLE TX 75067

Document Receipt

Trans # 31270 Carrier / service: POST 2PM 7/26/2012

Ship to: 31270

LONG BEACH MORTGAGE COMPANY

1400 S. DOUGLASS ROAD, SUITE 100

Tracking #: 9171924291001000015451

Doc Ref #: 100ED2012

ANAHEIM CA 92806

Document Receipt

Trans # 31271 Carrier / service: POST 2PM 7/26/2012

Ship to: 31271

JP MORGAN CHASE BANK, NA

3415 VISION DRIVE

Tracking #: 9171924291001000015468

Doc Ref #: 100ED2012

COLUMBUS OH 43218

Document Receipt

Trans # 31272 Carrier / service: POST 2PM 7/26/2012

Ship to: 31272

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000015475

Doc Ref #: 100ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 31273 Carrier / service: POST 2PM 7/26/2012

Ship to: 31273

PA DEPT OF REVENUE

INHERITANCE TAX DIVISION

DEPT 280601

Tracking #: 9171924291001000015482

Doc Ref #: 100ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31274 Carrier / service: POST 2PM 7/26/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015499

Doc Ref #: 100ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 31275 Carrier / service: POST 2PM 7/26/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000015505

Doc Ref #: 100ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 31276 Carrier / service: POST 2PM 7/26/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000015512

Doc Ref #: 100ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 31277 Carrier / service: POST 2PM 7/26/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015529

Doc Ref #: 100ED2012

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 100-12

DATE RECEIVED 7-25-12
DOCKET AND INDEX 7-26-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>5</u>

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

SALE DATE	<u>Oct. 3, 12</u>	TIME <u>2:00</u>
POSTING DATE	<u>Aug. 28</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Sept. 10</u>	
	2 ND WEEK <u>17</u>	
	3 RD WEEK <u>24, 12</u>	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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(s).

: CIVIL DIVISION
:
: NO.: 2009-CV-2030
:
: Execution No.:

2012-ED-100

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due	\$98,856.95
Interest from 03/10/2010 to date of sale	\$16,370.09
Total	\$115,227.04
	plus costs to be added

Prothonotary:

By: *Sami B. Klein*
Clerk

Date: *July 25, 2012*

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

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(s).

: CIVIL DIVISION

: NO.: 2009-CV-2030

: Execution No.:

: 2010-10-102

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW
OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE
SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND
THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE
OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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,	:	Execution No.: 2012-ED-102
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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
135 Bascom Avenue
Pittsburgh, PA 15214

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

JENNIFER WALKER A/K/A JENNIFER R. WALKER
135 Bascom Avenue
Pittsburgh, PA 15214

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
C/O JAMES T. MULLIGAN, JR., ESQ
P.O. Box 264
Taylor, PA 18517-0264

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

3 2780 Lake Vista Drive
Lewisville, TX 75067-3884

4 LONG BEACH MORTGAGE COMPANY

1400 S. Douglass Road, Suite 100
Anaheim, CA 92806

5 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

3415 Vision Drive
Columbus, OH 43218

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

7 UNKNOWN TENANT OR TENANTS

508 Main Street
Orangeville, PA 17859

UNKNOWN SPOUSE
135 Bascom Avenue
Pittsburgh, PA 15214

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

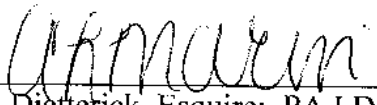
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

May 2, 2012

BY:


Scott A. Dieterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
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	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	Execution No.: 2012-ED-100
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

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

Exhibit "A"

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2009CV2030

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 03, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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. CONNOR 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 FORMERLY 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 COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

PROPERTY ADDRESS: 508 MAIN STREET, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 28-03-005

Seized and taken into execution to be sold as the property of JENNIFER WALKER in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGA.

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 eight (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 to either 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 default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. 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.

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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,	:	Execution No.: 2012-ED-102
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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
135 Bascom Avenue
Pittsburgh, PA 15214

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

JENNIFER WALKER A/K/A JENNIFER R. WALKER
135 Bascom Avenue
Pittsburgh, PA 15214

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
C/O JAMES T. MULLIGAN, JR., ESQ
P.O. Box 264
Taylor, PA 18517-0264

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 Vision Drive
Columbus, OH 43218

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
135 Bascom Avenue
Pittsburgh, PA 15214

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

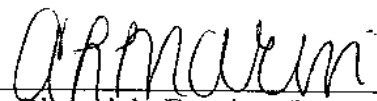
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

May 2, 2012

BY:


Scott A. Dieterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
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	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	Execution No.: <i>2012-ED-100</i>
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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(s).

: CIVIL DIVISION

: NO.: 2009-CV-2030

: Execution No.:

: 2012-ED-102

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)

COUNTY OF UNION)

SS

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, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. 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

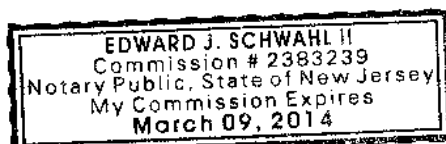
Dated: May 7, 2012

BY: Ackerman

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
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
2 day of MAY, 2012.

[Signature]
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(s).

: CIVIL DIVISION

: NO.: 2009-CV-2030

: Execution No.:

: 2012-EN-100

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

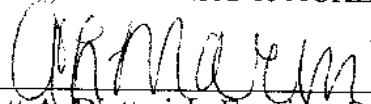
Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any 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:

May 2, 2012

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
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Atty File No.: FCP-97352-R1
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

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

STATE OF NEW JERSEY :

SS:

COUNTY OF UNION :

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 135 Bascom Avenue, Pittsburgh, PA 15214, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: May 2, 2012

By: [Signature]

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Atty File No.: FCP-97352-R1
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 2 DAY OF MAY, 2012.

NOTARY PUBLIC

EDWARD J. SCHWAHL II
Commission # 2383239
Notary Public, State of New Jersey
My Commission Expires
March 09, 2014

B18 (Official Form 18) (12/07)

United States Bankruptcy Court
WESTERN DISTRICT OF PENNSYLVANIA
Case No. 10-23551-MBM
Chapter 7

In re Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Eugene A. Walker
135 Bascom Avenue
Pittsburgh, PA 15214

Jennifer R. Walker
aka Jennifer Ruth Guldner
135 Bascom Avenue
Pittsburgh, PA 15214

Social Security / Individual Taxpayer ID No.:

xxx-xx-6270

xxx-xx-5007

Employer Tax ID / Other nos.:

DISCHARGE OF DEBTOR

It appearing that the debtor is entitled to a discharge,

IT IS ORDERED:

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: 9/28/10

M. Bruce McCullough
United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

10-23551-MBM
JENNIFER R. WALKER
AKA JENNIFER RUTH GULDNER
135 BASCOM AVENUE
PITTSBURGH, PA 15214
9/28/10

EXPLANATION OF BANKRUPTCY DISCHARGE IN A CHAPTER 7 CASE

This court order grants a discharge to the person named as the debtor. It is not a dismissal of the case and it does not determine how much money, if any, the trustee will pay to creditors.

Collection of Discharged Debts Prohibited

The discharge prohibits any attempt to collect from the debtor a debt that has been discharged. For example, a creditor is not permitted to contact a debtor by mail, phone, or otherwise, to file or continue a lawsuit, to attach wages or other property, or to take any other action to collect a discharged debt from the debtor. *[In a case involving community property:* There are also special rules that protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.] A creditor who violates this order can be required to pay damages and attorney's fees to the debtor.

However, a creditor may have the right to enforce a valid lien, such as a mortgage or security interest, against the debtor's property after the bankruptcy, if that lien was not avoided or eliminated in the bankruptcy case. Also, a debtor may voluntarily pay any debt that has been discharged.

Debts That are Discharged

The chapter 7 discharge order eliminates a debtor's legal obligation to pay a debt that is discharged. Most, but not all, types of debts are discharged if the debt existed on the date the bankruptcy case was filed. (If this case was begun under a different chapter of the Bankruptcy Code and converted to chapter 7, the discharge applies to debts owed when the bankruptcy case was converted.)

Debts That are Not Discharged

Some of the common types of debts which are not discharged in a chapter 7 bankruptcy case are:

- a. Debts for most taxes;
- b. Debts incurred to pay nondischargeable taxes;
- c. Debts that are domestic support obligations;
- d. Debts for most student loans;
- e. Debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- f. Debts for personal injuries or death caused by the debtor's operation of a motor vehicle, vessel, or aircraft while intoxicated;
- g. Some debts which were not properly listed by the debtor;
- h. Debts that the bankruptcy court specifically has decided or will decide in this bankruptcy case are not discharged;
- i. Debts for which the debtor has given up the discharge protections by signing a reaffirmation agreement in compliance with the Bankruptcy Code requirements for reaffirmation of debts; and
- j. Debts owed to certain pension, profit sharing, stock bonus, other retirement plans, or to the Thrift Savings Plan for federal employees for certain types of loans from these plans.

This information is only a general summary of the bankruptcy discharge. There are exceptions to these general rules. Because the law is complicated, you may want to consult an attorney to determine the exact effect of the discharge in this case.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2009-CV-2030
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	
	:	

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

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

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:

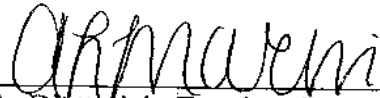
1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation 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: May 2, 2012

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

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 101

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	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	Execution No.:
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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,	:	Execution No.:
vs.	:	2012-ED-100
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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,	:	Execution No.:
vs.	:	2012-ED-100
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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,	:	CIVIL DIVISION
	:	
	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	Execution No.: 2012 - E D 100
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R. WALKER;	:	
	:	
Defendant(s).	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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(s).

CIVIL DIVISION

NO.: 2009-CV-2030

Execution No.: 2012-ED-100

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHOVEN 10 PERCHES; THENCE BY THE SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, 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(s).

: CIVIL DIVISION

: NO.: 2009-CV-2030

: Execution No.: 2012-ED-102

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW
OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 COVANHoven 10 PERCHES; THENCE BY THE
SAME NORTH 66-1/2 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND
THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE
OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER
R. WALKER, MARRIED.

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

Exhibit "A"

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 Handbill and Notice of Sale at the above Mortgaged Premises.

Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.

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: Paul Nadratowski
200 Sheffield Street, Suite 103
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: May 1, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
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 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. If unable to complete service, please attempt service at least once after 6:00pm.**

Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.

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: Paul Nadratowski
200 Sheffield Street, Suite 103
Mountainside, NJ 07092**

Dated: May 1, 2012

Zucker, Goldberg & Ackerman, LLC

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
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: 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 ext 299.

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: Paul Nadratowski
200 Sheffield Street, Suite 103
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: May 1, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
FCP-97352-R1

ALLEGHENY COUNTY SHERIFF'S DEPARTMENT

436 GRANT STREET
PITTSBURGH, PA 15219-2496
PHONE (412) 350-4700
FAX (412) 350-6388

WILLIAM P. MULLEN
Sheriff

JOSEPH A. RIZZO
Chief Deputy

97352-R1

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY

CASE#: COLUMBIA (2009-CV-2030)

VS.
DEFT: JENNIFER WALKER A/K/A JENNIFER R WALKER

SALE#: _____

DEFT: _____

☐ HANDBILL

DEFT: JENNIFER WALKER A/K/A JENNIFER R WALKER

☒ NOTICE OF REAL ESTATE

ADDRESS: 135 BASCOM AVENUE

☐ RULE TO SHOW CAUSE

PITTSBURGH, PA 15214

☐ ORDER OF COURT

MUNICIPALITY OR CITY WARD: 26 WARD ATTY: _____

DATE: 5/1 20 12 ADDRESS: _____

Zucker, Goldberg & Ackerman, LLC
200 Stratfield Street
Mountainside, NJ 07092

ATTY'S PHONE: (908) 233-8500

INDICATE TYPE OF SERVICE: ☒ PERSONAL ☒ PERSON IN CHARGE ☐ DEPUTIZE ☐ MAIL ☐ POSTING ☐ POSTED BY O/C

NOW: _____ 20 _____ I, SHERIFF OF ALLEGHENY COUNTY, PA do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law

REAL ESTATE SHERIFF'S RETURN

ON: _____ AT: _____ (AM) (PM) SERVED THE WITHIN NAMED

(DATE)

(TIME)

DEFENDANT(S): _____

AT: _____, PA.

(ADDRESS)

BY HANDING TO him, her, each of them, PERSONALLY

AT his, her, their, it's

PLACE OF RESIDENCE

PLACE OF BUSINESS

BY HANDING:

NOTICE OF SHERIFF'S SALE OF REAL ESTATE BASED ON A TAX SALE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE BASED ON A MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE BASED ON A JUDGEMENT

NOTICE OF SHERIFF'S SALE OF REAL ESTATE GIVEN BY POSTING ON PREMISES

HANDBILL OF REAL ESTATE GIVEN BY POSTING ON PREMISES

TO _____

(NAME OF PERSON SERVED)

(TITLE OR RELATIONSHIP)

an adult member of the family with whom he, she, they, reside(s)

an adult in charge of residence of the defendant(s)

he, she, being the person for the time being in charge thereof

MAKING KNOWN TO him, her, each of them, THE CONTENTS THEREOF.

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

☐ Certified Mail ☐ Receipt _____ ☐ Envelope Returned _____ ☐ Neither receipt or envelope returned: writ expired _____

☐ Regular Mail Why _____

Costs \$ _____

WILLIAM P. MULLEN, Sheriff

Affirmed and subscribed before me

BY: _____ (DEPUTY)

this _____ day of _____ 20 _____

DISTRICT: _____

Notary

White Copy - Sheriff

Yellow - Attorney

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2009-CV-2030
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	
	:	

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

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

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:

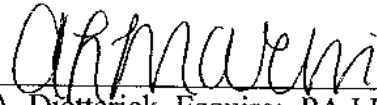
1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation 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: May 2, 2012

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
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
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	:	CIVIL DIVISION
Trustee for Long Beach Mortgage Loan Trust	:	
2006-WL1,	:	NO.: 2009-CV-2030
	:	
Plaintiff,	:	Execution No.:
vs.	:	
	:	
JENNIFER WALKER a/k/a JENNIFER R.	:	
WALKER;	:	
	:	
Defendant(s).	:	

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 COMER ON THE EAST SIDE OF MAIN STREET AT THE RESIDENCE NOW OR FORMERLY OF J.W. CONNOR 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 FORMERLY 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 DEGREES WEST 8.5 PERCHES TO A CORNER ON MAIN STREET; AND THENCE ALONG MAIN STREET SOUTH 29-1/2 DEGREES WEST 5.94 PERCHES TO THE PLACE OF BEGINNING, AND 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, INSTRUMENT # 200509917, GRANTED AND CONVEYED UNTO JENNIFER R. WALKER, MARRIED.

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

Exhibit "A"

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW
ATTORNEY SHERIFF ADVANCE ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092
PH. 908-233-8500

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JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

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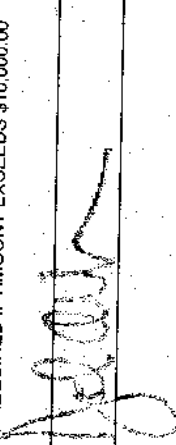
One Thousand Five Hundred and 00/100----- DATE 9/2/2012 ***AMOUNT*** 1,500.00
US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

97352-R1; 97352-R1_Sheriff Sal

TWO SIGNATURES REQUIRED IF AMOUNT EXCEEDS \$10,000.00



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RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT