

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

DEUTSCHE BANK NATIONAL TRUST CO VS JOEY & LORI VEREEN

NO. 136-2014 ED NO. 1395-2011 JD

DATE/TIME OF SALE: JUNE 8, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 794,39

POUNDAGE - 2% OF BID \$ 158,83

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 8700,22

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):  _____

TOTAL DUE: \$ 8700,22

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 6600,22

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
DEUTSCHE BANK NATIONAL TRUST
COMPANY

vs.

Defendant
JOEY D VEREEN
LORI ANN VEREEN

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, June 8, 2016

Writ of Execution No. : 2011CV1395

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,101.93
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$15.00
Surcharge	\$120.00

Total Sheriff Costs \$1,889.93

Municipal Costs

Delinquent Taxes	\$5,984.46
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Total Municipal Costs \$5,984.46

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs \$67.00

Grand Total: \$7,941.39

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

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

June 9, 2016

**Columbia County Sheriff
Courthouse
35 West Main Street
Bloomsburg, PA 17815**

RE: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-2
vs.
JOEY D. VEREEN; LORI ANN VEREEN;
Property: **117 Quaker Meeting House Road, Catawissa, PA 17820**
County C.C.P. No.: **2011-CV-1395/ 2014-ED-136**
Sheriff's Sale Date: **06/08/2016**

Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.**

Enclosed please find two original Realty Transfer Tax Statement of Value forms.

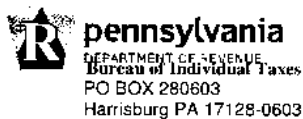
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,


Karen Ruiz

Legal Assistant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Mailing Address 111 WOODCREST RD.	City CHERRY HILL	State NJ	ZIP Code 08003

B. TRANSFER DATA

Date of Acceptance of Document 06/09/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: (570) 389-5624	Grantee(s)/Lessee(s) Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-2	Telephone Number:
Mailing Address 35 West Main Street		Mailing Address 1661 Worthington Road, Suite 100	
City Bloomsburg	State PA	City West Palm Beach	State FL
ZIP Code 17815		ZIP Code 33409	

C. REAL ESTATE LOCATION

Street Address 117 Quaker Meeting House Road		City, Township, Borough Locust Township
County Columbia	School District Southern Columbia Area SD	Tax Parcel Number 20-04-033-1

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
1. Actual Cash Consideration \$ 8,100.22	2. Other Consideration + 0	3. Total Consideration = \$8,100.22
4. County Assessed Value \$ 35,278.00	5. Common Level Ratio Factor X 3.60	6. Fair Market Value = \$127,000.80

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$127,000.80	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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2. Check Appropriate Box Below 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 of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Signature of Correspondent or Responsible Party

Date

94780

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
94780

Six Thousand Six Hundred and 22/100*****

DATE

July 27, 2016

AMOUNT

*****6,600.22

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

SECURED
TECH
M

Vereen, 117 Quaker Meeting House Road, Catawissa, PA 17820, Karen Ruiz

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

⑈094780⑈ ⑆236075689⑆ 4500077186⑈

Pennsylvania Office
100 W. 3rd Ave.
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Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

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(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

**JOEY D. VEREEN
LORI ANN VEREEN**

**Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Vanessa Mayers
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

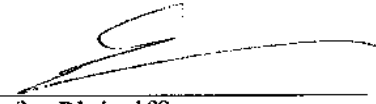
MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 4-18-16

BY: 
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff**

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

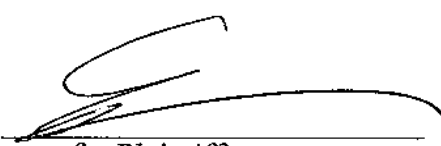
NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 04/06/2016 at 09:00 AM in the above-captioned matter
has been continued until 06/08/2016 at 09:00am.

Date:

4-18-16

BY: 
Attorney for Plaintiff

**ELIZABETH L. WASSALL, ESQ.
PA ID 77788**

**UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400**

MJU#: 10030834 CASE#: 10030834-3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

NO. 2011-CV-1395/2014-ED-136

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

O R D E R

AND NOW, this 5th day of April, 2016, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for April 6, 2016, is extended Two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for June 8, 2016. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the April 6, 2016 Sheriff's Sale.

BY THE COURT:

1st Thomas A. James, Jr.
J.

CLERK OF COURT
COLUMBIA COUNTY, PA

2015 APR 5 PM 2 52

PROTHONOTARY
FILED

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-
ED-136

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a three (3) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed. The sale scheduled for March 18, 2015 was then further postponed to May 13, 2015, then to July 15, 2015, then to September 9, 2015, then to October 14, 2015, then to December 16, 2015, then to January 27, 2016, then to April 6, 2016 by court order to allow time for HAMP efforts to be completed.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.

3. A Two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

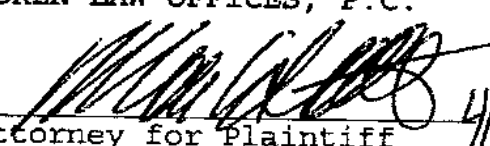
FILED
PROTHONOTARY
2015 APR 5 PM 8 14
CLERK OF COURT
COUNTY OF COLUMBIA
PA

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the June 8, 2016 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


BY:


Attorney for Plaintiff

4/4/16

Morris A. Scott, Esquire

PA ID# 83587


John Elick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

NO. 2011-CV-1395/2014-ED-136

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

CERTIFICATE OF SERVICE

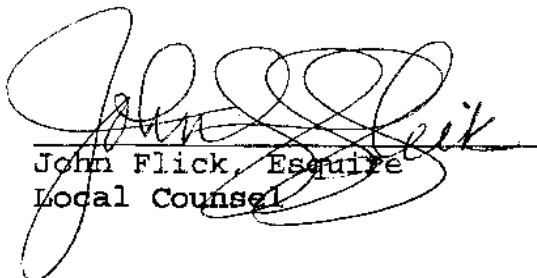
The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____	XXXX	Regular First Class Mail
_____	XXXX	Certified Mail (Joey Only)
_____		Other

Date Served: April 4, 2016

TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420
AND
117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Morris A. Scott, Esquire
PA ID# 83587

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2

Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

RECEIVED: 4/5/16
NOT FILED OF RECORD:

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the June 8, 2016 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

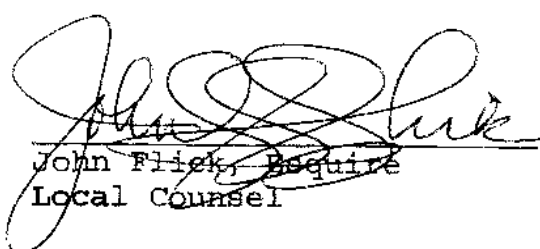
UDREN LAW OFFICES, P.C.

BY:

Attorney for Plaintiff

Morris A. Scott, Esquire

PA ID# 83587


John Flick, Esquire
Local Counsel

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

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(PH) 954-378-1757
(FX) 954-378-1758

April 4, 2016

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-2**
vs.
JOEY D. VEREEN
LORI ANN VEREEN

Columbia County
Docket No.: **2011-CV-1395/ 2014-ED-136**
Premises: **117 Quaker Meeting House Road, Catawissa, PA 17820**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **04/06/2016** to **06/08/2016**, on behalf of the Plaintiff. **COURT ORDER TO FOLLOW**

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Vanessa Mayers
Foreclosure Specialist

MJU#: 10030834 CASE#: 10030834-3

RX RESULT REPORT

NAME :
TEL :
DATE : APR.04.2016 15:41

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
7153	RX	001		APR.04	15:39	000	00h01min53s	G3	NG
			0014:ERROR DURING RX						

Fax Cover Page

To: Columbia County Sheriff's Office
Company:
Address:
Fax Number: 1-570-389-5625

From: Vanessa Mayers
Address: 111 Woodcrest RD. Suite 200, Cherry Hill, NJ 08003

Fax Number: 856-669-5525
Voice Phone: 856-669-5524
E-Mail: vmayers@udren.com

Date: 4/4/2016
Time: 16:47:05
Pages: 2

Subject: Postponement letter for 04/06/2016 Sheriff sale

Message:

Please see attached.

County 024

PARCEL ID 20-04-033-01,000

TAX YEAR 2016

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

2013	PRIM	1,826.09	391.56	182.62	300.00	2,700.27
2014	PRIM	507.24	70.14	60.73	45.00	783.11
2015	PRIM	2,079.39	34.32	207.93	45.00	2,366.64
		4,512.72	496.02	451.28	390.00	5,850.02

Interest
 Tax sale notice
 Tax cert.

 Total

\$5,984.46
 May amount

Pennsylvania Office
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Licensed: PA, NJ, FL*

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Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
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vs.
JOEY D. VEREEN
LORI ANN VEREEN

Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Dominic DiGiorgio
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff**

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 1-22-14

BY: *Michelle LaRocca*
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

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ATTORNEY FOR PLAINTIFF

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Plaintiff

v.

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LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 04/06/2016 at 09:00 AM in the above-captioned matter
has been continued until 4/6/2016 at 9:00am.

Date: 7-20-16

BY: Trish Lybetta
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

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Funding Trust, Series 2007-2**

vs.

JOEY D. VEREEN
LORI ANN VEREEN

Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2**
Plaintiff

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

12-7-15

BY: *Wade Lubert*
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 10/14/2015 at 09:00 AM in the above-captioned matter
has been continued until 12/16/2015 at 9:00am.

Date:

12-9-15

BY:

Nicole LaBotta
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

COPY

MJU#: 10030834 CASE#: 10030834-3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

NO. 2011-CV-1395/2014-ED-136

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

O R D E R

AND NOW, this 19th day of January, 2016, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for January 27, 2016, is extended three (3) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 6, 2016. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the January 27, 2016 Sheriff's Sale.

BY THE COURT:

15/ Thomas A. James J.

FILED
PROTHONOTARY
2016 JAN 19 AM 9 00
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-
ED-136

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a three (3) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed. The sale scheduled for March 18, 2015 was then further postponed to May 13, 2015, then to July 15, 2015, then to September 9, 2015, then to October 14, 2015, then to December 16, 2015, then to January 27, 2016 by court order to allow time for HAMP efforts to be completed.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.

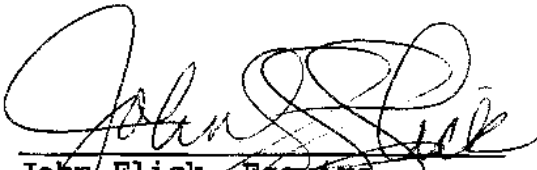
3. A three (3) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

FILED
PROTHONOTARY
2016 JAN 19 AM 8 02
CLERK OF COURT'S OFFICE
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

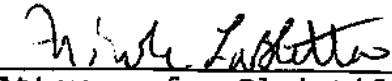
WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the April 6, 2016 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.



John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

Missouri

2016

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW


Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the April 6, 2016 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

Nick La

PAID

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ XXXX _____	Regular First Class Mail
_____ XXXX _____	Certified Mail (Joey Only)
_____	Other

Date Served: January 15, 2016

TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420

AND

117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

JOEY D. VEREEN
LORI ANN VEREEN

Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2**

Plaintiff

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

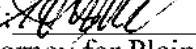
MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 01/14/16

BY: 
Attorney for Plaintiff
J. ERIC UDREN

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

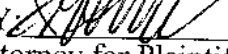
MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 12/16/2015 at 09:00 AM in the above-captioned matter
has been continued until 1/27/2016 at 9:00am.

Date: 1/14/16

BY: 
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

NO. 2011-CV-1395/2014-ED-136

O R D E R

AND NOW, this 9th day of Dec, 2015, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for December 16, 2015, is extended one (1) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for January 27, 2015. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the December 16, 2015 Sheriff's Sale.

BY THE COURT:

/s/ Thomas A. James Jr.

FILED
PROTHONOTARY
2015 DEC 9 AM 8 15
CLERK OF JUDICIAL OFFICE
COLUMBIA COUNTY, PA

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-
ED-136

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a one (1) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed. The sale scheduled for March 18, 2015 was then further postponed to May 13, 2015, then to July 15, 2015, then to September 9, 2015, then to October 14, 2015, then to December 16, 2015 by court order to allow time for HAMP efforts to be completed.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.


3. A one (1) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

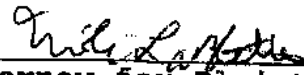
FILED
PROTHONOTARY
JES BEO 9 AM 8 09
CLERK OF COURT
COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the January 27, 2015 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

PAID

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW


Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

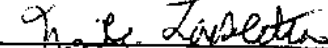
Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the January 27, 2015 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

DAIS

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

NO. 2011-CV-1395/2014-ED-136

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____XXXX_____	Regular First Class Mail
_____XXXX_____	Certified Mail (Joey Only)
_____	Other

Date Served: December 8, 2015

TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420

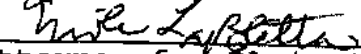
AND

117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

MAILED
PAID

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

JOEY D. VEREEN
LORI ANN VEREEN

Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff**

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**


MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 10/23/15

BY: 
Attorney for Plaintiff

J. Snodgrass
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2

Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

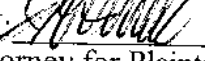
MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for ~~10/14~~^{9/9}/2015 at 09:00 AM in the above-captioned matter
has been continued until 10/14/2015 at 9:00am.

Date: 10/23/15

BY: 
Attorney for Plaintiff
J. Eric Kishbaugh, Esquire

PA ID 31076
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
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Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

JOEY D. VEREEN
LORI ANN VEREEN

Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2**

Plaintiff

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**


MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: *10 23 15*

BY: 
Attorney for Plaintiff

**UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400**

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter has been continued until 9/9/2015 at 9:00am.

Date: 10 23 11

BY: 

Attorney for Plaintiff

J. Eric Kistbaugh, Esquire

PA ID 33073

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

**JOEY D. VEREEN
LORI ANN VEREEN**

**Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

JOEY D. VEREEN
LORI ANN VEREEN

NO. 2011-CV-1395/ 2014-ED-136

Defendant(s)

CERTIFICATE OF FILING

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9-1-15

BY: Michelle LaBotta
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2

Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 07/15/2015 at 09:00 AM in the above-captioned matter
has been continued until 9/17/2015 at 9:00am.

Date: 9-1-15

BY: Kim L. LaBella
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

PAID 02/18/14

COPY

County 024

PARCEL ID 20-04-033-01.000

TAX YEAR 2015

ALTERNATE ID

EFFECTIVE DATE

Year	Authority	Fund
------	-----------	------

2013	PRIM	1,826.09	301.20	182.62	235.00	2,544.91
2014	PRIM	607.24	40.08	60.73	45.00	753.05
		2,433.33	341.28	243.35	280.00	3,297.96

0000000000

20-07- Interest
65-4 Tax Sale Cost
5-4 Tax Cert.

004

0000000000 Total

\$ 3,388.03
October
Amount

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

NO. 2011-CV-1395/2014-ED-136

O R D E R

AND NOW, this 14 day of July, 2015, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for July 15, 2015, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for September 9, 2015. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the July 15, 2015 Sheriff's Sale.

BY THE COURT:

/s/ Thomas A. Jones Jr.

FILED
PROthonary
2015 JUL 14 PM 1 21
CLERK OF COURT
COLUMBIA COUNTY, PA

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-
ED-136

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed. The sale scheduled for March 18, 2015 was then further postponed to May 13, 2015, then to July 15, 2015 by court order to allow time for HAMP efforts to be completed.

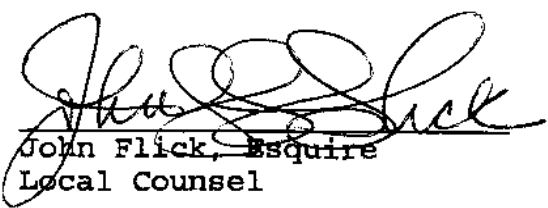
2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.

3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the September 9, 2015 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY:


Nicole LaBietta, Esquire
Attorney for Plaintiff

PA ID 202194

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

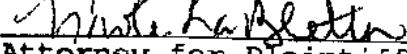
Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the September 9, 2015 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

Nicole LaBletta, Esquire

PA ID 202194

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

CERTIFICATE OF SERVICE


The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ XXXX _____ Regular First Class Mail
_____ XXXX _____ Certified Mail (Joey Only)
_____ Other

Date Served: July 14, 2015

TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420
AND
117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Nicole LaBietta, Esquire
PA ID 202194

County 024

PARTIAL ID

20-04-033-01.000

TAX YEAR

2015

ALTERNATE ID

EFFECTIVE DATE

Year Authority Fund

2013	PRIM	1,826.09	271.08	182.62	190.00		2,469.79
2014	PRIM	607.24	30.06	60.73	45.00		743.03
		2,433.33	301.14	243.35	235.00		3,212.82

3,212.82 +

20.07 +

25.00 +

20.00 +

5.00 +

Interest
Tax Sale Advertising
Tax Sale - 1st Class mailing
Tax Cert.

005

3,282.89 =

Aug. amount

Aug. amount
\$ 3,282.89

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
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Suite 200
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(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

**JOEY D. VEREEN
LORI ANN VEREEN**

**Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff**

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**


MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 06 05 15

BY: 
Attorney for Plaintiff

J. Eric Kishbaugh, Esquire

PA ID 33078
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 03/18/2015 at 09:00 AM in the above-captioned matter
has been continued until 5/13/2015 at 9:00am.

Date: 06 05 15

BY: 
Attorney for Plaintiff

J. Eric Kishbaugh, Esquire
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

COPY

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

NO. 2011-CV-1395/2014-ED-136

O R D E R

AND NOW, this 11 day of May, 2015, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for May 13, 2015, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for July 15, 2015. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the May 13, 2015 Sheriff's Sale.

BY THE COURT:

Iskander A. James Jr.
J.

FILED
PROTHONOTARY
2015 MAY 12 AM 8 44
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-
ED-136

FILED
PROTHONOTARY
2015 MAR 11 PM 11:11
CLERK OF COURT
COUNTY OF COLUMBIA

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed. The sale scheduled for March 18, 2015 was then further postponed to May 13, 2015 by court order to allow time for HAMP efforts to be completed

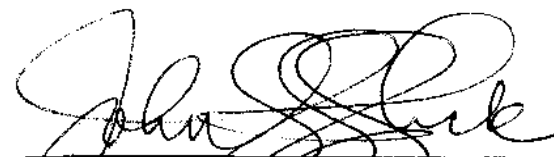
2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.

3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the July 15, 2015 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY:



Attorney for Plaintiff

J. Eric Kishbaugh, Esquire
PA ID 33078

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

RECEIVED: 3/11/15
NOT FILED OF RECORD:

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the July 15, 2015 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY:


Attorney for Plaintiff

J. Eric Kishbaugh, Esquire
PA ID 33078


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ XXXX _____ Regular First Class Mail
_____ XXXX _____ Certified Mail (Joey Only)
_____ Other

Date Served: May 7, 2015

TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420
AND
117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

J. Eric Kishbaugh, Esquire
PA ID 33078

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed PA, NY, IL*

UDREN LAW OFFICES, P.C.

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(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

March 18, 2015

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**
vs.
JOEY D. VEREEN
LORI ANN VEREEN

Columbia County
Docket No.: 2011-CV-1395/ 2014-ED-136
Premises: 117 Quaker Meeting House Road, Catawissa, PA 17820

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **03/18/2015** to **5/13/2015**, on behalf of the Plaintiff per client request by court order to allow time for HAMP efforts to be completed.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Tarin Jefferson
Foreclosure Specialist

MJU#: 10030834 CASE#: 10030834-3

County 024

PARCEL ID

20-04-033-01,000

TAX YEAR 2015

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

Year	Authority	Fund					
2013	PRIM		1,826.09	240.96	182.62	130.00	2,379.67
2014	PRIM		607.24	20.04	60.73	45.00	733.01
			2,433.33	261.00	243.35	175.00	3,112.68

3,112.68+

20.07+ Interest

60.73+ Posting

5.00+ Tax Cert.

004

3,197.75*

3,197.75

June amount

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen
Defendant(s)

NO. 2011-CV-1395/2014-ED-136

O R D E R

AND NOW, this 16 day of March, 2015, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at 117 Quaker Meeting House Road, Catawissa, PA 17820, it is hereby ORDERED that the said Sale currently scheduled for March 18, 2015, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for May 13, 2015. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the March 18, 2015 Sheriff's Sale.

BY THE COURT:

/s/ Thomas A. James, Jr.
J.

FILED
PROTHONOTARY
2015 MAR 16 AM 9 21
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for NovaStar
Mortgage Funding Trust, Series
2007-2

Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-
136

2015 MAR 16 AM 9 16
CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

FILED
PROTHONOTARY

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at 117 Quaker Meeting House Road, Catawissa, PA 17820 was originally scheduled for November 19, 2014, then postponed to February 11, 2015 to allow time for HAMP efforts to be completed. The aforementioned sale date was then further postponed to March 18, 2015 to allow time for HAMP efforts to be completed.

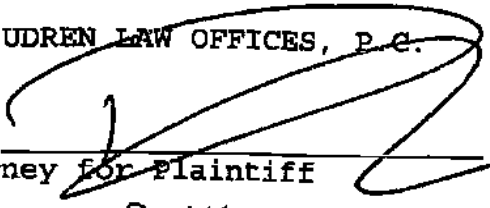
2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits HAMP efforts to be completed.

3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for HAMP efforts to be completed.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the May 13, 2015 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

RECEIVED: 3/16/15
NOT FILED OF RECORD:

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

PLAINTIFF'S MEMORANDUM OF LAW

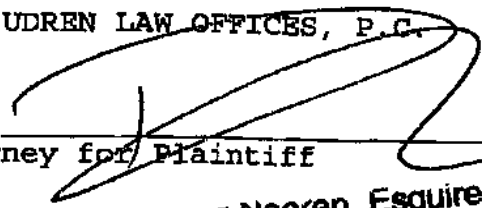
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for HAMP efforts to be completed.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at 117 Quaker Meeting House Road, Catawissa, PA 17820, to the May 13, 2015 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust
Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2007-2

Plaintiff

v.

Joey D. Vereen
Lori Ann Vereen

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1395/2014-ED-136

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ XXXX _____ Regular First Class Mail
_____ XXXX _____ Certified Mail (Joey Only)
_____ Other

Date Served: March 12, 2015

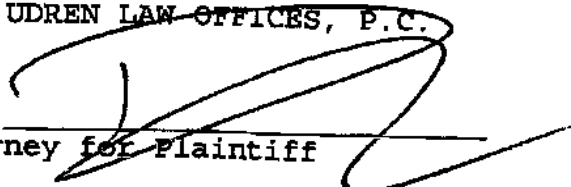
TO: Joey D. Vereen
2889 Exum Road NW
Ash, NC 28420

AND

117 Quaker Meeting House Road
Catawissa, PA 17820

Lori Ann Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.
BY: 
Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 165.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 30.00
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 20.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 5.50
 NOTARY \$ 15.00

TOTAL ***** \$ 408.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1161.93
 SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ 1326.93

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 67.00

TOTAL ***** \$ 77.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 _____ \$ _____
 SCHOOL DIST. 20 _____ \$ _____
 DELINQUENT 20 _____ \$ 2254.39

TOTAL ***** \$ 2254.39

MUNICIPAL FEES DUE:

SEWER 20 _____ \$ _____
 WATER 20 _____ \$ _____

TOTAL ***** \$ 0.00

SURCHARGE FEE (DSTE) \$ 120.00

MISC. ✓ _____ \$ _____
 _____ \$ _____

TOTAL ***** \$ 0.00

TOTAL COSTS (OPENING BID) \$ 4186.32

1360

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

January 23, 2015

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**
vs.
JOEY D. VEREEN
LORI ANN VEREEN

Columbia County
Docket No.: **2011-CV-1395/ 2014-ED-136**
Premises: **117 Quaker Meeting House Road, Catawissa, PA 17820**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **02/11/2015** to **3/18/2015**, on behalf of the Plaintiff per client request to allow time for HAMP efforts to be completed.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Tarin Jefferson
Foreclosure Specialist

MJU#: 10030834 CASE#: 10030834-3

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licenses: PA, NJ, FL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage
Funding Trust, Series 2007-2**

vs.

**JOEY D. VEREEN
LORI ANN VEREEN**

**Columbia County C.C.P. No. 2011-CV-1395/ 2014-ED-136
MJU#: 10030834 CASE#: 10030834-3**

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Dominic DiGiorgio
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400**

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for NovaStar Mortgage Funding
Trust, Series 2007-2
Plaintiff**

v.

**JOEY D. VEREEN
LORI ANN VEREEN**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County


MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

CERTIFICATE OF FILING

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

BY:  **J. Eric Kishbaugh, Esquire**
Attorney for Plaintiff PA ID 33078

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 10030834 CASE#: 10030834-3

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

Deutsche Bank National Trust Company,
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Plaintiff

v.

JOEY D. VEREEN
LORI ANN VEREEN

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County


MORTGAGE FORECLOSURE

NO. 2011-CV-1395/ 2014-ED-136

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/19/2014 at 09:00 AM in the above-captioned matter
has been continued until 02/11/2015 at 9:00 AM.

Date:

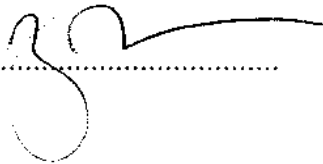
BY:  **J. Eric Kishbaugh, Esquire**
Attorney for Plaintiff **PA ID 33078**
J. Eric Kishbaugh, Esquire

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

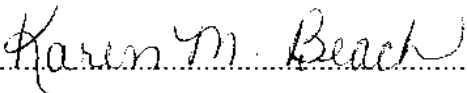
MJU#: 10030834 CASE#: 10030834-3

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

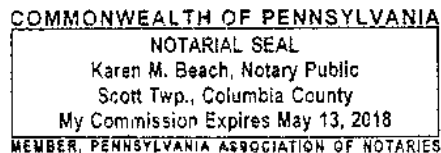
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 29 and November 5, 12, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 12th day of November 2014.

.....

(Notary Public)



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

.....