

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

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

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

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

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

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

Dated: 11-6-14

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77738

COPY

**UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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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

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-2, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

117 Quaker Meeting House Road, Catawissa, PA 17820

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

**Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820**

**Joey D. Vereen
2889 Exum Road North West
Ash, NC 28420**

**Lori Ann Vereen
90 Valley Drive
Berwick, PA 18603**

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

**Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820**

**Joey D. Vereen
2889 Exum Road North West
Ash, NC 28420**

**Lori Ann Vereen
90 Valley Drive
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**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**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

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

**Tenants/Occupants
117 Quaker Meeting House Road
Catawissa, PA 17820**

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:

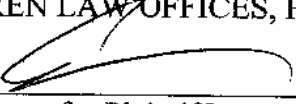
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 11-6-14

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

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**

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 SHERIFF'S SALE
OF REAL PROPERTY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): JOEY D. VEREEN; LORI ANN VEREEN;

PROPERTY: 117 Quaker Meeting House Road, Catawissa, PA 17820

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **11/19/2014 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 10030834 CASE#: 10030834-3

Exhibit A

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Dominic DiGiorgio UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003												
2		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815 Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815												
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230												
4		Tenants/Occupants 117 Quaker Meeting House Road Catawissa, PA 17820												
5														
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10														
11														
12														
13														
14														
15														
Total number of Pieces Listed by Sender		4		Postmaster, Per (Name of Receiving Employee)										



U.S. POSTAGE >> PITNEY BOWES
 ZIP 08003 \$ 003.54
 02 IN 0001387090 OCT 07 2000



Exhibit A

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

Joey D. Vereen - MJU# 10030834-3 (Columbia County)
 Lori Ann Vereen - MJU# 10030834-3 (Columbia County)

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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

VERIFICATION OF SERVICE OF NOTICE OF SALE
BY CERTIFIED MAIL AND REGULAR MAIL
PURSUANT TO COURT ORDER

The undersigned hereby verifies that he or she is counsel for Plaintiff in the above case and that pursuant to the court order issued in this matter a true and correct copy of the Notice of Sale was sent by certified mail and regular first class mail as follows:

TO:

JOEY D. VEREEN
117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820

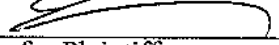
JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST, ASH, NC 28420

DATE MAILED: 10/02/2014

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: 11-6-14

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

MJU#: 10030834 CASE#: 10030834-3

ELIZABETH L WASSALL, ESQ
PA ID 77738

Exhibit P

Deutsche Bank National Trust Company,
as Trustee for the Registered Holders of
NovaStar Mortgage Funding Trust, Series
2007-2 NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2007-2
Plaintiff

v.
JOEY D. VEREEN; LORI ANN
VEREEN; , ET AL

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

NO. 2011-CV-1395

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 DEC -9 PM 2:15

FILED
PROTHONOTARY

ORDER

AND NOW, this 9th day of December, 2011, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), JOEY D. VEREEN, shall be complete by posting the mortgage premises at:

117 Quaker Meeting House Road
Catawissa, PA 17820

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

JOEY D. VEREEN
117 QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820

JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST
ASH, NC 28420

BY THE COURT:

15 Thomas A. James, Jr.
P.J.

Exhibit P

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820

Your house (real estate) at **117 Quaker Meeting House Road, Catawissa, PA 17820** is scheduled to be sold at the Sheriff's Sale on **11/19/2014 at 11:00am** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$127,118.45**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

Exhibit B

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

**ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Exhibit A

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
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856-669-5400
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ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
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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

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2889 Exum Road North West
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Exhibit D

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

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Exhibit D

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lori Ann Vereen
90 Valley Drive
Berwick, PA 18603

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Bloomsburg, PA 17815
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ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Exhibit R

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

DJD 3129 - #10030834-3

14

CERTIFIED MAIL



91 7199 9991 7034 2536 4569

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

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003

DJD 3129 - #10030834-3

CERTIFIED MAIL

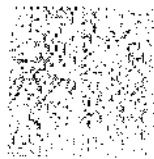


91 7199 9991 7034 2536 4572

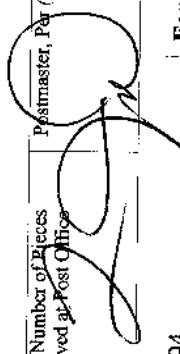
Exhibit A

Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820

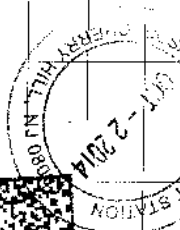
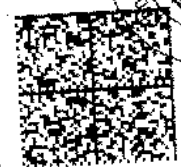
U.S. POSTAGE PITNEY BOWES



02 19 \$ 005.13
1001087090 OCT 02 2014

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Dominic DiGiorgio UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003												
2		Joey D. Vereen 117 Quaker Meeting House Road Catawissa, PA 17820 Joey D. Vereen 2889 Exum Road NW Ash, NC 28420												
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15														
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)										
2														

US POSTAGE
 ZIP 08003
 \$ 002.60
 0001387090CCT 02 02 2014



The full declaration of value required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3800, February 1994

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

Joey D. Vereen - U# 10030834-3 (Columbia County)
 Lori Ann Vereen - MJU# 10030834-3 (Columbia County)

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

v.

JOEY D. VEREEN;

LORI ANN VEREEN; et al

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

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

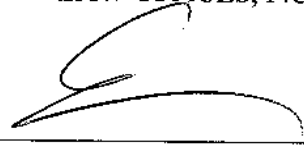
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date: 11-6-14

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

ELIZABETH L. WASSALL, ESQ.
PA ID 77788

Exhibit B

Deutsche Bank National Trust Company,
as Trustee for the Registered Holders of
NovaStar Mortgage Funding Trust, Series
2007-2 NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2007-2
Plaintiff

v.
JOEY D. VEREEN; LORI ANN
VEREEN; , ET AL

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

NO. 2011-CV-1395

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 DEC -9 P 2:15

FILED
PROTHONOTARY

ORDER

AND NOW, this 9th day of *December*, 2011, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure on Defendant(s), JOEY D. VEREEN, shall be complete by posting the mortgage premises at:

117 Quaker Meeting House Road

Catawissa, PA 17820

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

JOEY D. VEREEN

117 QUAKER MEETING HOUSE ROAD

CATAWISSA, PA 17820

JOEY D. VEREEN

2889 EXUM ROAD NORTH WEST

ASH, NC 28420

BY THE COURT:

1st Thomas A. James, Jr.
P.J.

Exhibit B

Deutsche Bank National Trust Company, as Trustee, et. al.,
Plaintiff(s)

vs.

Joey D. Vereen, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 131452-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Joey D. Vereen, by posting
Court Case No. Columbia Co 2011-CV-1395/2014-ED-136

UDREN LAW OFFICES

Mr. Dominic DiGiorgio

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

State of: Pennsylvania ss.

County of: Schuylkill

Name of Server: JACAL SARGE, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action;

Date/Time of Service: that on the 2ND day of OCTOBER, 20 14, at 5:41 o'clock PM

Place of Service: at 117 Quaker Meeting House Road in Catawissa, PA 17820

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Joey D. Vereen, by posting

Person Served, and
Method of Service: ☐ By personally delivering them into the hands of the person to be served.
☒ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Joey D. Vereen, by posting
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Jacal Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

3RD day of OCTOBER, 20 14

Debra L. Baddick
Notary Public (Commission Expires)

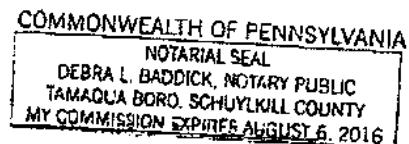


Exhibit R

Deutsche Bank National Trust Company, as Trustee, et. al.,
Plaintiff(s)
vs.
Joey D. Vereen, et. al. Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 131452-0802

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Mr. Dominic DiGiorgio
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620

Service of Process on:

-Lori Ann Vereen

Court Case No. Columbia Co 2011-CV-1395/2014-ED-136

State of: PENNSYLVANIA ss.

County of: Schuylkill

Name of Server: JACK SARGE, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was of legal age and was not a party to this action:

Date/Time of Service: that on the 2ND day of OCTOBER, 20 14, at 7:27 o'clock PM

Place of Service: at 90 Valley Drive, in Berwick, PA 18603

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Lori Ann Vereen

Person Served, and
Method of Service: ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Lori Ann Vereen
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents: The person receiving documents is described as follows:
Sex F: Skin Color CAUC: Hair Color GRAY: Facial Hair N/A
Approx. Age 52: Approx. Height 5'6": Approx. Weight 135 lbs
☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server: Undersigned declares under penalty of perjury
that the foregoing is true and correct.

Jack Sarge
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

3RD day of OCTOBER, 20 14

Debra L. Baddick
Notary Public (Commission Expires)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBRA L. BADDICK, NOTARY PUBLIC
TAMAQUA BORO, SCHUYLKILL COUNTY
MY COMMISSION EXPIRES AUGUST 6, 2016

Exhibit B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SHERIFF'S RETURN OF SERVICE

10/14/2014 08:30 AM - DEPUTY MARTIN BOUDMAN, 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 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

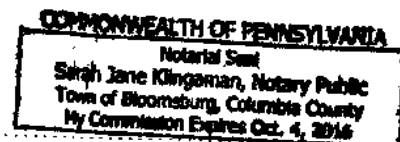

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

Affirmed and subscribed to before me this

NOTARY

14TH day of OCTOBER, 2014





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

(c) CountySuite Sheriff, TelecoSoft, Inc.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1395

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, NOVEMBER 19, 2014
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, PARCEL AND LOT OF LAND SITUATE IN LOCUST TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER IN THE EASTERLY LINE OF A PUBLIC TOWNSHIP ROAD IN LINE OF OTHER LANDS OF THE GRANTORS HEREIN AND RUNNING THENCE ALONG THE SAME IN AN EASTERLY DIRECTION AND EXTENDING WESTWARDLY FROM THE GARAGE LOCATED ON THE PREMISES HEREIN TO BE SOLD, A DISTANCE OF 135 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION 208 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A WESTERLY DIRECTION, 135 FEET, MORE OR LESS, TO A STAKE CORNER IN THE EASTERLY LINE OF THE AFORESAID PUBLIC TOWNSHIP ROAD; THENCE ALONG THE EASTERLY LINE

PUBLIC TOWNSHIP ROAD IN A NORTHERLY DIRECTION, 208 FEET, MORE OR LESS, TO A STAKE CORNER, THE PLACE OF BEGINNING.

BEING KNOWN AS: 117 Quaker Meeting House Road, Catawissa, PA 17820

PROPERTY ID NO.: 20-04-033-1

TITLE TO SAID PREMISES IS VESTED IN JOEY D. VEREEN AND LORI ANN VEREEN, HUSBAND AND WIFE BY DEED FROM BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DATED 03/21/2005 RECORDED 03/30/2005 IN DEED BOOK Document Number: 200503043.

PROPERTY ADDRESS: 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-033-1

Seized and taken into execution to be sold as the property of JOEY D VEREEN, LORI ANN VEREEN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

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

November 6, 2014

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 11/19/2014 to 2/11/2015, on behalf of the Plaintiff.

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.
Dominic DiGiorgio
Foreclosure Specialist

MJU#: 10030834 CASE#: 10030834-3

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SHERIFF'S RETURN OF SERVICE

10/14/2014 08:30 AM - DEPUTY MARTIN BOUDMAN, 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 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

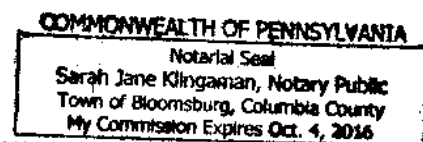

TIMOTHY T. CHAMBERLAIN, SHERIFF


October 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014




Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name:	(POSTING)
Primary Address:	117 QUAKER MEETING HOUSE ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	10-14-14	Time:	0830
Deputy:	8	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV1395

117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 1 NO EXPIRATION

136
COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-SEP-14

FEE:\$5.00

CERT. NO18955

VEREEN JOEY D & LORI ANN
90 VALLEY DR
BERWICK PA 18603 8708

DISTRICT: LOCUST TWP
DEED 20050-3043
LOCATION: 117 QUAKER MEETING HOUSE RD CAT
PARCEL: 20 -04 -033-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2013	PRIM	2,204.19	45.20		0.00	2,249.39
TOTAL DUE :						\$2,249.39

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2014

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2013

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
VS.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 136

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 117 QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-10-14

Time: 10:40

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2011CV1395

117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 1 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

136

Warrant:

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

Serve To:

Name: Debra A. Long

Primary Address: 456 A Poorhouse Road
Catawissa, PA 17820

Phone: 570-799-0156

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

9-10-14

Time:

11:40

Deputy:

3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

LONG, DEBRA A.

2011CV1395

456 A POORHOUSE ROAD, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 134

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: SOUTHERN COLUMBIA SCHOOL DISTRICT

Primary Address: 800 SOUTHERN DRIVE
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Cindy Petro

Relation: Receptionist / to Receivables

Date: 9-10-14

Time: 12:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

SOUTHERN COLUMBIA SC

2011CV1395

800 SOUTHERN DRIVE, CATAWISSA, PA 17820

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 136

Warrant:

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

Serve To:

Name: JOEY D VEREEN

Primary Address: 117 QUAKERMEETING HOUSE ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 9-10-14

Time: 15:00

Deputy: 3

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date: 9-10-14

Time:

Mileage:

Deputy: 3

Service Attempt Notes:

1. House Vacant
2. J-NET Address - 200 Talon DR
3. Mountville, PA 17554
- 4.
- 5.
- 6.

VEREEN, JOEY D

2011CV1395

17 QUAKERMEETING HOUSE ROAD, CATAWISSA, PA 17820 NO EXPIRATION

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

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

117 Quaker Meeting House Road, Catawissa, PA 17820

Amount due

\$ 127,118.45

Interest From 08/20/2014
to Date of Sale

\$ _____

*Ongoing Per Diem of \$16.4900
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

s/ Barbara N. Silvestri

Prothonotary

Prothonotary of Sec. Courts

My Com. Ex. 1st Monday in 2016

By _____

Clerk

Date 08-27-2014

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 SHERIFF'S SALE OF REAL PROPERTY

TO: Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820

Your house (real estate) at **117 Quaker Meeting House Road, Catawissa, PA 17820** is scheduled to be sold at the Sheriff's Sale on Nov. 19th at 9:00 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$127,118.45**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

Deutsche Bank National Trust Company,
as Trustee for the Registered Holders of
NovaStar Mortgage Funding Trust, Series
2007-2 NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2007-2

Plaintiff

v.
**JOEY D. VEREEN; LORI ANN
VEREEN; , ET AL**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

NO. 2011-CV-1395

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 DEC -9 P 2:15

FILED
PROTHONOTARY

ORDER

AND NOW, this 9th day of *December*, 2011, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the **Complaint in Mortgage Foreclosure** on Defendant(s), **JOEY D. VEREEN**, shall be complete by posting the mortgage premises at:

117 Quaker Meeting House Road

Catawissa, PA 17820

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

JOEY D. VEREEN

117 QUAKER MEETING HOUSE ROAD

CATAWISSA, PA 17820

JOEY D. VEREEN

2889 EXUM ROAD NORTH WEST

ASH, NC 28420

BY THE COURT:

15 Thomas A. James Jr.
P.J.

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000035917

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

134

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SHERIFF'S RETURN OF SERVICE

08/28/2014 10:25 AM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE AARON VEREEN HER SON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR LORI ANN VEREEN AT 90 VALLEY DRIVE, BERWICK, PA 18603.


KEVIN DENT, DEPUTY

SO ANSWERS,

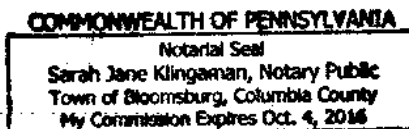

TIMOTHY T. CHAMBERLAIN, SHERIFF


August 28, 2014

NOTARY

Affirmed and subscribed to before me this

28TH day of AUGUST, 2014





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

100 County State Street, P.O. Box 100, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 136

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: LORI ANN VEREEN

Primary Address: 90 VALLEY DRIVE
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: BACCOSIDE
VILLAGE

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

AARON VEREEN

Relation:

SON

Date:

8/28/14

Time:

1025

Deputy:

5

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

VEREEN, LORI ANN

2011CV1395

90 VALLEY DRIVE, BERWICK, PA 18603

NO EXPIRATION

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST

ASH NC 28420

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 SHERIFF'S SALE OF REAL PROPERTY

TO: Joey D. Vereen
117 Quaker Meeting House Road
Catawissa, PA 17820

Your house (real estate) at 117 Quaker Meeting House Road, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on Nov. 19th at 9:00 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$127,118.45**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/21/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1004147**
Description: **J & L Vereen Sheriff sale**
Run Dates: **10/29/14 to 11/12/14**
Class: **2**
Agate Lines: **201**
Blind Box:

Total Ad Cost \$1,101.93
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/29/14	11/12/14	3	\$1,101.93

SHERIFFS SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1395

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, NOVEMBER 19, 2014
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, PARCEL AND LOT OF LAND SITUATE IN LOCUST TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER IN THE EASTERLY LINE OF A PUBLIC TOWNSHIP ROAD IN LINE OF OTHER LANDS OF THE GRANTORS HEREIN AND RUNNING THENCE ALONG THE SAME IN AN EASTERLY DIRECTION AND EXTENDING WESTWARDLY FROM THE GARAGE LOCATED ON THE PREMISES HEREIN TO BE SOLD, A DISTANCE OF 135 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION 208 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A WESTERLY DIRECTION, 135 FEET, MORE OR LESS, TO A STAKE CORNER IN THE EASTERLY LINE OF THE AFORESAID PUBLIC TOWNSHIP ROAD; THENCE ALONG THE EASTERLY LINE OF SAID PUBLIC TOWNSHIP ROAD IN A NORTHERLY DIRECTION, 208 FEET, MORE OR LESS, TO A STAKE CORNER, THE PLACE OF BEGINNING.

BEING KNOWN AS: 117 Quaker Meeting House Road, Catawissa, PA 17820
PROPERTY ID NO. 20-04-033-1

TITLE TO SAID PREMISES IS VESTED IN JOEY D. VEREEN AND LORI ANN VEREEN, HUSBAND AND WIFE BY DEED FROM BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DATED 03/21/2005 RECORDED 03/30/2005 IN DEED BOOK Document Number: 200503043.

PROPERTY ADDRESS: 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820
UPI / TAX PARCEL NUMBER: 20-04-033-1

Seized and taken into execution to be sold as the property of JOEY D VEREEN, LORI ANN VEREEN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:
LOREN LAW OFFICES, PC
CHERRY HILL, NJ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:** 136
Manner: < Not Specified > **Expires:** **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: Debbre Miller
Relation: Clerk
Date: 08/21/14 **Time:** 14:14
Deputy: 5 **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV1395

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
JOEY D VEREEN (et al.)

Case Number
2011CV1395

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 136

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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 Richendrfer

Relation: Clerk II

Date: 8-21-14

Time: 2:20

Deputy: 5

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2011CV1395 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1395

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, NOVEMBER 19, 2014
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, PARCEL AND LOT OF LAND SITUATE IN LOCUST TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER IN THE EASTERLY LINE OF A PUBLIC TOWNSHIP ROAD INLINE OF OTHER LANDS OF THE GRANTORS HEREIN AND RUNNING THENCE ALONG THE SAME IN AN EASTERLY DIRECTION AND EXTENDING WESTWARDLY FROM THE GARAGE LOCATED ON THE PREMISES HEREIN TO BE SOLD, A DISTANCE OF 135 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION 208 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A WESTERLY DIRECTION, 135 FEET, MORE OR LESS, TO A STAKE CORNER IN THE EASTERLY LINE OF THE AFORESAID PUBLIC TOWNSHIP ROAD; THENCE ALONG THE EASTERLY LINE OF SAID

PUBLIC TOWNSHIP ROAD IN A NORTHERLY DIRECTION, 208 FEET, MORE OR LESS, TO A STAKE CORNER, THE PLACE OF BEGINNING.

BEING KNOWN AS: 117 Quaker Meeting House Road, Catawissa, PA 17820

PROPERTY ID NO.: 20-04-033-1

TITLE TO SAID PREMISES IS VESTED IN JOEY D. VEREEN AND LORI ANN VEREEN, HUSBAND AND WIFE BY DEED FROM BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DATED 03/21/2005 RECORDED 03/30/2005 IN DEED BOOK Document Number: 200503043.

PROPERTY ADDRESS: 117 QUAKER MEETING HOUSE ROAD, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 20-04-033-1

Seized and taken into execution to be sold as the property of JOEY D VEREEN, LORI ANN VEREEN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 2014 E0136

DATE RECEIVED 8-20-2014
DOCKET AND INDEX 2011 CV 1395

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u>\$1500.00^(S)</u>	<u>X</u>	CK# <u>69596</u>

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

SALE DATE Nov. 19th TIME 9.00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

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

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

**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

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

**JOEY D. VEREEN
117 QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820**

**JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST
ASH, NC 28420**

**LORI ANN VEREEN
90 VALLEY DRIVE
BERWICK, PA 18603**

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

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

Deutsche Bank National Trust Company,
as Trustee for the Registered Holders of
NovaStar Mortgage Funding Trust, Series
2007-2 NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2007-2

Plaintiff

v.

JOEY D. VEREEN; LORI ANN
VEREEN; , ET AL

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

NO. 2011-CV-1395

CLERK OF COURTS OFFICE
COURTY OF COLUMBIA, PA

2011 DEC -9 PM 2:15

FILED
PROTHONOTARY

ORDER

AND NOW, this 9th day of *December*, 2011, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the **Complaint in Mortgage Foreclosure** on Defendant(s), **JOEY D. VEREEN**, shall be complete by posting the mortgage premises at:

117 Quaker Meeting House Road

Catawissa, PA 17820

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

JOEY D. VEREEN
117-QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820

JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST
ASH, NC 28420

BY THE COURT:

1st Thomas A. James, Jr.
P.J.

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

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN **LOCUST TOWNSHIP, COLUMBIA**
COUNTY, PENNSYLVANIA:

BEING KNOWN AS **117 Quaker Meeting House Road, Catawissa, PA 17820**

PARCEL NUMBER: **20-04-033-1**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN LOCUST TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE CORNER IN THE EASTERLY LINE OF A PUBLIC TOWNSHIP ROAD IN LINE OF OTHER LANDS OF THE GRANTORS HEREIN AND RUNNING THENCE ALONG THE SAME IN AN EASTERLY DIRECTION AND EXTENDING WESTWARDLY FROM THE GARAGE LOCATED ON THE PREMISES HEREIN TO BE SOLD, A DISTANCE OF 135 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A SOUTHERLY DIRECTION 208 FEET, MORE OR LESS, TO A STAKE CORNER; THENCE CONTINUING ALONG THE SAME IN A WESTERLY DIRECTION, 135 FEET, MORE OR LESS, TO A STAKE CORNER IN THE EASTERLY LINE OF THE AFORESAID PUBLIC TOWNSHIP ROAD; THENCE ALONG THE EASTERLY LINE OF SAID PUBLIC TOWNSHIP ROAD IN A NORTHERLY DIRECTION, 208 FEET, MORE OR LESS, TO A STAKE CORNER, THE PLACE OF BEGINNING.

BEING KNOWN AS: 117 Quaker Meeting House Road, Catawissa, PA 17820

PROPERTY ID NO.: 20-04-033-1

TITLE TO SAID PREMISES IS VESTED IN JOEY D. VEREEN AND LORI ANN VEREEN, HUSBAND AND WIFE BY DEED FROM BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA DATED 03/21/2005 RECORDED 03/30/2005 IN DEED BOOK Document Number: 200503043.

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

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or 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.

Date: 8/19/14

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252

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

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

Dear Sir or Madam:

Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

LORI ANN VEREEN
90 VALLEY DRIVE
BERWICK, PA 18603

BY POSTING PER COURT ORDER:

JOEY D. VEREEN
117 QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **117 Quaker Meeting House Road, Catawissa, PA 17820.**

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

Deutsche Bank National Trust Company,
as Trustee for the Registered Holders of
NovaStar Mortgage Funding Trust, Series
2007-2 NovaStar Home Equity Loan Asset-
Backed Certificates, Series 2007-2
Plaintiff

v.
JOEY D. VEREEN; LORI ANN
VEREEN; , ET AL

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA County

NO. 2011-CV-1395

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2011 DEC -9 P 2:15

FILED
PROTHONOTARY

ORDER

AND NOW, this 9th day of *December*, 2011, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith investigation attached hereto, it is hereby ORDERED that service of the **Complaint in Mortgage Foreclosure** on Defendant(s), **JOEY D. VEREEN**, shall be complete by posting the mortgage premises at:

117 Quaker Meeting House Road

Catawissa, PA 17820

And by mailing by certified mail and regular mail to the last known address of Defendant(s) as follows:

JOEY D. VEREEN
117 QUAKER MEETING HOUSE ROAD
CATAWISSA, PA 17820

JOEY D. VEREEN
2889 EXUM ROAD NORTH WEST
ASH, NC 28420

BY THE COURT:

1st Thomas A. James, Jr.
P.J.

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

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **JOEY D. VEREEN, LORI ANN VEREEN**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: August 19, 2014

Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: VEREEN

First Name: LORI

Middle Name: ANN

Active Duty Status As Of: Aug-18-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

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WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: NCQ3Q8C8E027QE0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: VEREEN

First Name: JOEY

Middle Name: D

Active Duty Status As Of: Aug-18-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Certificate ID: 2CJ42838302EZ00

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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

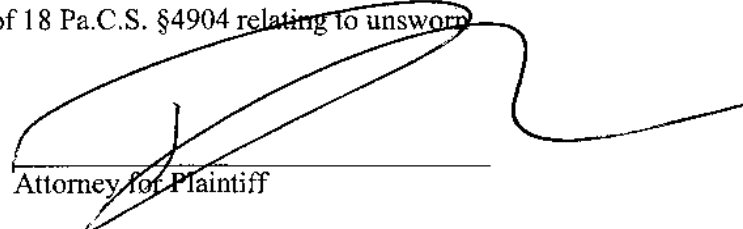
AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **JOEY D. VEREEN, LORI ANN VEREEN**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

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

Dated: August 19, 2014


Attorney for Plaintiff

David Neeren, Esquire
PA ID 204252



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: VEREEN

First Name: LORI

Middle Name: ANN

Active Duty Status As Of: Aug-18-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

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Certificate ID: NCQ3Q8C8E027QE0



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: VEREEN

First Name: JOEY

Middle Name: D

Active Duty Status As Of: Aug-18-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Certificate ID: 2CJ42838302EZ00

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

Beneficial
BANK

NUMBER
69596

3-7568/2360

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

DATE

August 18, 2014

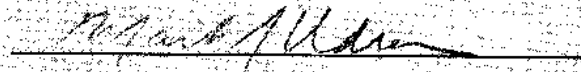
AMOUNT

*****1,500.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS



Verreen, 117 Quaker Meeting House Road, Catawissa, PA 17820, Tina Jans VERREEN

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

⑈069596⑈ ⑆236075689⑆ 9500077186⑈

Document Receipt

Trans #	3592	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000035900

Doc Ref #: 2014ED136

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3591	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000035894

Doc Ref #: 2014ED136

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3595	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
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Ship to:

JOEY D. VEREEN

2889 EXUM ROAD NORTH WEST

Tracking #: 71901140006000036931

Doc Ref #: 2014ED136

Postage 5.3400

ASH NC 28420

Document Receipt

Trans #	3594	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035924

Doc Ref #: 2014ED136

Postage 5.3400

PHILADELPHIA PA 19106

134

Document Receipt

Trans #	3593	Carrier / service:	USPS Server	First-Class Mail®	8/21/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000035917

Doc Ref #: 2014ED136

Postage 5.3400

PHILADELPHIA PA 19107

136