

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW
A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office ☒

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GERALD M. SHAPIRO ++
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CHRISTOPHER A. DeNARDO *

PA Attorneys

KRISTEN D. LITTLE +
Managing Attorney - PA
LEEANE O. HUGGINS *
SARAH K. McCAFFERY +
BRADLEY J. OSBORNE +
LESLIE J. RASE *
KATHERINE M. WOLF +

NJ Attorneys

CHANDRA M. ARKEMA +
Managing Partner - NJ
ANDREW T. ARCHER **
JAMAR K. BENJAMIN **
KATHLEEN M. MAGOON **
DONNA L. SKILTON +
CHARLES G. WOHLRAB +
GARY M. KANELIS ***
Of Counsel

+ Licensed in Pennsylvania and New Jersey
++ Licensed in Illinois and Florida
+++ Licensed in New Jersey & New York

* Licensed in Pennsylvania Only
** Licensed in New Jersey Only
*** Licensed in Illinois Only

Office of the Sheriff of Columbia County
Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn: Real Estate Deputy

RE: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4 vs. David Lyn Lockard
Docket No.: 2015-CV-840; 2015-ed-109
Property Address: 1615 State Route 93, Berwick, PA 18603
S&D File No.: 15-049363
Sale Date: November 4, 2015

Dear Real Estate Deputy:

Kindly stay Sheriff's sale currently scheduled for November 4, 2015 in the above-referenced matter. Plaintiff has realized no monies.
Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Grace Beatrice
Foreclosure Department

cc: David Lyn Lockard
1615 State Route 93
Berwick, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

DAVID LYN LOCKARD (et al.)

Case Number
2015CV840

PROPERTY ADDRESS

1615 STATE ROUTE 93, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/19/2015	Advance Fee	Advance Fee	14037645	\$0.00	\$1,350.00
08/19/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/19/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/19/2015	Crying Sale			\$10.00	\$0.00
08/19/2015	Docketing			\$15.00	\$0.00
08/19/2015	Levy			\$15.00	\$0.00
08/19/2015	Mailing Costs			\$30.00	\$0.00
08/19/2015	Posting Handbill			\$15.00	\$0.00
08/19/2015	Sheriff Automation Fund			\$50.00	\$0.00
08/19/2015	Web Posting			\$100.00	\$0.00
09/08/2015	Service			\$165.00	\$0.00
09/08/2015	Service Mileage			\$24.00	\$0.00
09/08/2015	Copies			\$5.50	\$0.00
09/08/2015	Notary Fee			\$10.00	\$0.00
09/08/2015	Tax Claim Search			\$5.00	\$0.00
09/08/2015	Surcharge			\$120.00	\$0.00
09/08/2015	Refund	(PAID 09/08/2015)	7071	\$753.00	\$0.00
				\$1,350.00	\$1,350.00

TOTAL BALANCE: \$0.00

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 08/24/15

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: **1048048**
Description: **David Lockard Sheriff Sale**
Run Dates: **10/14/15 to 10/28/15**
Class: **2**
Agate Lines: **210**
Blind Box:

Total Ad Cost \$1,150.80
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/14/15	10/28/15	3	\$1,150.80

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV840

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 04, 2015
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 LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE NORTH SIDE OF STATE HIGHWAY ROUTE 93 LEADING FROM BERWICK TO ORANGEVILLE AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF MAUDE CHRIST BATH; THENCE ALONG STATE HIGHWAY ROUTE 93 NORTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) WEST 55' (FIFTY-FIVE FEET) TO LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE; THENCE ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE ET UX NORTH 28 DEGREES 40' (TWENTY-EIGHT DEGREES FORTY MINUTES) EAST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET) TO A POINT; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE SOUTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) EAST 55' (FIFTY-FIVE FEET) TO A STAKE AND LINE OF LANDS NOW OR FORMERLY OF MAUDE CHRIST BATH AFORESAID; THENCE ALONG SAME SOUTH 28 DEGREES 40' (TWENTY-EIGHT DEGREES FORTY MINUTES) WEST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET), THE PLACE OF BEGINNING.

Tax ID: 07-01-051
BEING THE SAME PREMISES WHICH ROBERT K. LOCKARD AND ANNAMAE C. LOCKARD, HUSBAND AND WIFE, BY DEED DATED 6/28/1996 AND RECORDED 7/2/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA, IN DEED BOOK 629 AND PAGE 377, GRANTED AND CONVEYED UNTO DAVID LYN LOCKARD, SINGLE

PROPERTY ADDRESS: 1615 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01-051

Seized and taken into execution to be sold as the property of DAVID LYN LOCKARD, OCCUPANTS LOCKARD 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 or 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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER AUTHORITY

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 8-21-15

Time: 10:45

Deputy: 3

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2015CV840

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-20-15

Time: 09:28

Deputy: 3

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

ROTHERY, JOAN M.

2015CV840

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

570-594-2172

Serve To:

Name: OCCUPANTS LOCKARD

Primary Address: 1615 STATE ROUTE 93
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: David Lockard

Relation: Homeowner

Date: 2-20-15 Time: 15:35

Deputy: 3 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

LOCKARD, OCCUPANTS

2015CV840

1615 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
DAVID LYN LOCKARD (et al.)

Case Number
2015CV840

SHERIFF'S RETURN OF SERVICE

08/20/2015 03:35 PM - DEPUTY SCOTT MAYERNICK, 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 THE DEFENDANT, TO WIT: DAVID LYN LOCKARD AT 1615 STATE ROUTE 93, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 20, 2015

NOTARY

Affirmed and subscribed to before me this

20TH day of AUGUST, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: SHAPIRO & DENARDO, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVID LYN LOCKARD

Primary Address: 1615 STATE ROUTE 93
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-20-15

Time: 15:35

Deputy: 3

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date: 8-20-15

Time: 08:47

Mileage:

Deputy: 3

Service Attempt Notes:

1. 4C

2.

3.

4.

5.

6.

LOCKARD, DAVID LYN

2015CV840

1615 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1615 STATE ROUTE 93
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2015CV840

1615 STATE ROUTE 93, BERWICK, PA 18603

NO EXPIRATION

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



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

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-049363

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4
PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2015-CV-840

2015-ED-109

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David Lyn Lockard
1615 State Route 93
Berwick, PA 18603
Your house (real estate) at:

1615 State Route 93, Berwick, PA 18603

07-01-051

is scheduled to be sold at Sheriff's Sale on November 4th 2015 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$92,677.44 obtained by Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 against you.

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 back to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 be able to stop the sale through other legal proceedings.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV840

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 04, 2015
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 LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE NORTH SIDE OF STATE HIGHWAY ROUTE 93 LEADING FROM BERWICK TO ORANGEVILLE AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF MAUDE CHRIST BATH; THENCE ALONG STATE HIGHWAY ROUTE 93 NORTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) WEST 55' (FIFTY-FIVE FEET) TO LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE; THENCE ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE ET UX NORTH 28 DEGREES 40' (TWENTYEIGHT DEGREES FORTY MINUTES) EAST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET) TO A POINT; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE SOUTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) EAST 55' (FIFTY-FIVE FEET) TO A STAKE AND LINE OF LANDS NOW OR FORMERLY OF MAUDE CHRIST BATH AFORESAID; THENCE ALONG SAME SOUTH 28 DEGREES 40' (TWENTY-EIGHT DEGREES FORTY MINUTES) WEST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET), THE PLACE OF BEGINNING.

Tax ID: 07-01-051

BEING THE SAME PREMISES WHICH ROBERT K. LOCKARD AND ANNAMAE C. LOCKARD, HUSBAND AND WIFE, BY DEED DATED 6/28/1996 AND RECORDED 7/2/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA, IN DEED BOOK 629 AND PAGE 377, GRANTED AND CONVEYED UNTO DAVID LYN LOCKARD, SINGLE

PROPERTY ADDRESS: 1615 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01-051

Seized and taken into execution to be sold as the property of DAVID LYN LOCKARD, OCCUPANTS LOCKARD 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:
SHAPIRO & DENARDO
KING OF PRUSSIA, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home Equity
Loan Trust 2005-4
PLAINTIFF

No: 2015-CV-840

2015-ED-109

VS.

WRIT OF EXECUTION:

David Lyn Lockard
DEFENDANT

MORTGAGE FORECLOSURE

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:

1615 State Route 93, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from August 27, 2015 to

\$92,677.44

Costs to be Added

Seal of Court

Barbara N. Silvestri
PROTHONOTARY

Date: 8-14-15

Kelly P. Brewer
Deputy Prothonotary

Prothonotary of Sec. Courts
My Comm. Ex. 1st Monday in 2016

No: 2015-CV-840

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home Equity
Loan Trust 2005-4

vs.

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603



LeeAne O. Huggins, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

LeeAne O. Huggins, Esquire, Attorney
SHAPIRO & DeNARDI, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/04/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Martha Mahon

Relation:

Clark

Date:

8-20-15

Time:

11:20

Deputy:

4

Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2015CV840

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
LOCKARD, DAVID LYN (et al.)

Case Number
2015CV840

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 109

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/04/2015 AT 9:00 AM
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: Denise Siegel

Relation: Clerk

Date: 8-20-15 Time: 11:15

Deputy: 4 Mileage:

Attorney / Originator:

Name: SHAPIRO & DENARDO

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2015CV840

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2015 ED 109

DATE RECEIVED

8/11/15

DOCKET AND INDEX

2015 CV 840

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

X

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

X

CHECK FOR \$1,350.00 OR

X

CK# 1407111111

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

SALE DATE

Nov. 4th

TIME 1:00pm

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-049363

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4

PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2015-CV-840

2015-ED-109

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1615 State Route 93, Berwick, PA 18603.**

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

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603

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

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

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

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

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

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

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 Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
1615 State Route 93
Berwick, PA 18603

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

SHAPIRO & DeNARDO, LLC

Date: 8/13/15

BY: 
LeeAnne O. Huggins, Esquire

15-049363

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
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Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4

PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2015-CV-840

2015-ED-109

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David Lyn Lockard
1615 State Route 93
Berwick, PA 18603
Your house (real estate) at:

1615 State Route 93, Berwick, PA 18603

07-01-051

is scheduled to be sold at Sheriff's Sale on Nov. 4th 2015 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$92,677.44 obtained by Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 against you.

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 back to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800.
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 be able to stop the sale through other legal proceedings.

4. 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 of 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.

5. 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 (610)278-6800.
6. 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.
7. 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 570-389-5622.
8. 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.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 the date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

15-049363

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE
IN THE TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF
PENNSYLVANIA, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF STATE HIGHWAY ROUTE 93
LEADING FROM BERWICK TO ORANGEVILLE AT THE SOUTHWEST CORNER OF
LAND NOW OR FORMERLY OF MAUDE CHRIST BATH; THENCE ALONG STATE
HIGHWAY ROUTE 93 NORTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY
MINUTES) WEST 55' (FIFTY-FIVE FEET) TO LANDS NOW OR FORMERLY OF
LEMUEL P. WHITMIRE; THENCE ALONG LANDS NOW OR FORMERLY OF LEMUEL
P. WHITMIRE ET UX NORTH 28 DEGREES 40' (TWENTYEIGHT DEGREES FORTY
MINUTES) EAST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET) TO A
POINT; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF LEMUEL P.
WHITMIRE SOUTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES)
EAST 55' (FIFTY-FIVE FEET) TO A STAKE AND LINE OF LANDS NOW OR FORMERLY
OF MAUDE CHRIST BATH AFORESAID; THENCE ALONG SAME SOUTH 28 DEGREES
40' (TWENTY-EIGHT DEGREES FORTY MINUTES) WEST 208.7' (TWO HUNDRED
EIGHT AND SEVEN TENTHS FEET), THE PLACE OF BEGINNING.

Tax ID: 07-01-051

BEING THE SAME PREMISES WHICH ROBERT K. LOCKARD AND ANNAMAE C.
LOCKARD, HUSBAND AND WIFE, BY DEED DATED 6/28/1996 AND RECORDED
7/2/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY
OF COLUMBIA, IN DEED BOOK 629 AND PAGE 377, GRANTED AND CONVEYED
UNTO DAVID LYN LOCKARD, SINGLE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home Equity
Loan Trust 2005-4
PLAINTIFF

No: 2015-CV-840

2015-ED-109

VS.

WRIT OF EXECUTION:

David Lyn Lockard
DEFENDANT

MORTGAGE FORECLOSURE

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:

1615 State Route 93, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due
Interest from August 27, 2015 to

\$92,677.44

Costs to be Added

Seal of Court

Barbara N. Silvestri
PROTHONOTARY

Date: 8-14-15

Kelly P. Brewer
Deputy Prothonotary

Proth & Clerks of Sup. Courts
My Com. Ex. 1st Monday in 2016

No: 2015-CV-840

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home Equity
Loan Trust 2005-4

vs.

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603



LeeAne O. Huggins, Esquire

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

LeeAne O. Huggins, Esquire, Attorney
SHAPIRO & DeNARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF STATE HIGHWAY ROUTE 93 LEADING FROM BERWICK TO ORANGEVILLE AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF MAUDE CHRIST BATH; THENCE ALONG STATE HIGHWAY ROUTE 93 NORTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) WEST 55' (FIFTY-FIVE FEET) TO LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE; THENCE ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE ET UX NORTH 28 DEGREES 40' (TWENTYEIGHT DEGREES FORTY MINUTES) EAST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET) TO A POINT; THENCE CONTINUING ALONG LANDS NOW OR FORMERLY OF LEMUEL P. WHITMIRE SOUTH 61 DEGREES 20' (SIXTY-ONE DEGREES TWENTY MINUTES) EAST 55' (FIFTY-FIVE FEET) TO A STAKE AND LINE OF LANDS NOW OR FORMERLY OF MAUDE CHRIST BATH AFORESAID; THENCE ALONG SAME SOUTH 28 DEGREES 40' (TWENTY-EIGHT DEGREES FORTY MINUTES) WEST 208.7' (TWO HUNDRED EIGHT AND SEVEN TENTHS FEET), THE PLACE OF BEGINNING.

Tax ID: 07-01-051

BEING THE SAME PREMISES WHICH ROBERT K. LOCKARD AND ANNAMAE C. LOCKARD, HUSBAND AND WIFE, BY DEED DATED 6/28/1996 AND RECORDED 7/2/1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF COLUMBIA, IN DEED BOOK 629 AND PAGE 377, GRANTED AND CONVEYED UNTO DAVID LYN LOCKARD, SINGLE

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
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KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-049363

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4

PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2015-CV-840

2015-ED-109

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity
Loan Trust 2005-4
1610 E. St. Andrew Pl.#B150
Santa Ana, CA 92705

and that the last known address of the judgment debtor (Defendant) is:

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603

SHAPIRO & DeNARDO, LLC

Date: 8/13/15

BY: 

Attorneys for Plaintiff
LEEANE O. HUGGINS, ESQ.

15-049363

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
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Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4

PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2015-CV-840

2015-ED-109

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

☐ FHA - Tenant Occupied or Vacant

☐ Commercial

☐ As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage

☒ Assistance Act including but not limited to:

- (a) Service of notice on Defendant
- (b) Expiration of 30 days since the service of notice
- (c) Defendant failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DeNARDO, LLC

Date: 8/13/15

BY:


Attorneys for Plaintiff

LEEANE O. HUGGINS, ESQ.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
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S&D FILE NO. 15-049363

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4
1610 E. St. Andrew Pl.
#B150
Santa Ana, CA 92705
PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT(S)

STATE OF: Pennsylvania

COURT OF COMMON PLEAS
COLUMBIA COUNTY

2015-CV-840

2015-ED-109

COUNTY OF: Montgomery

AFFIDAVIT OF NON-MILITARY SERVICE

Affiant has performed a search of the records maintained by the Department of Defense, Defense Manpower Data Center (DMDC), and has determined that according to DMDC records (attached hereto as Exhibit "A") Defendant David Lyn Lockard is not presently engaged in active duty military service as contemplated by the Servicemembers Civil Relief Act at 50 U.S.C. App. §521.

SHAPIRO & DeNARDO, LLC

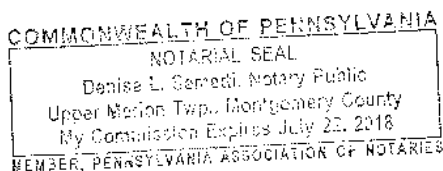
Date: 8/13/15

BY:

Bradley J. Osborne
Attorneys for Plaintiff
BRADLEY J. OSBORNE, ESQ.

Sworn to and subscribed
before me this 13th day
of August, 2015.

Denise L. Gennadi
Notary Public



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



LeeAne O. Huggins, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
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PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

CASE NO. 2015-CV-840

2015-ED-109

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4, Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1615 State Route 93, Berwick, PA 18603.**

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

David Lyn Lockard
1615 State Route 93
Berwick, PA 18603

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Berwick, PA 18603

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Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

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:

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15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815


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:

TENANT OR OCCUPANT
1615 State Route 93
Berwick, PA 18603

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

SHAPIRO & DeNARDO, LLC

Date: 8/13/15

BY: 
LeeAnne O. Huggins, Esquire

15-049363

SHAPIRO & DeNARDO, LLC

ATTORNEYS AT LAW

A PENNSYLVANIA LIMITED LIABILITY COMPANY

Pennsylvania Office ☒

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

New Jersey Office ☐

14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054

Tel: (856) 793-3080 Fax: (847) 627-8809

GERALD M. SHAPIRO ++
DAVID S. KREISMAN ***
CHRISTOPHER A. DeNARDO *

PA Attorneys

BRADLEY J. OSBORNE +
LEEANE O. HUGGINS *
SARAH K. McCAFFERY +
KRISTEN D. LITTLE +
KATHERINE M. WOLF +

NJ Attorneys

CHANDRA M. ARKEMA +
Managing Partner - NJ
ANDREW T. ARCHER **
KATHLEEN M. MAGOON **
GARY M. KANELIS ++ +
Of Counsel

- Licensed in Pennsylvania and New Jersey

++ Licensed in Illinois and Florida

+++ Licensed in New Jersey & New York

* Licensed in Pennsylvania Only

** Licensed in New Jersey Only

*** Licensed in Illinois Only

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4 vs. David Lyn Lockard
Docket No.: 2015-CV-840
Property Address: 1615 State Route 93, Berwick, PA 18603
S&D File No.: 15-049363

Sir/Madam:

Please serve the NOTICE OF SALE AND POST THE HANDBILL upon the following
Defendant at the addresses provided:

David Lyn Lockard, 1615 State Route 93, Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped
envelope, a copy of you Sheriff's Return.

Pursuant to audit guidelines required by both the Federal Government as well as our clients, our
office requires a receipt for any funds that have been provided for this filing. Please return a
receipt (handwritten or computer generated) in the enclosed envelope. We greatly appreciate
your cooperation with this request.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Jill Newmiller
Legal Assistant

Enclosures

Document Receipt

Trans #	6102	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000060940

Doc Ref #: 2015ED109

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6101	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 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 #: 71901140006000060933

Doc Ref #: 2015ED109

Postage 5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6100	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000060926

Doc Ref #: 2015ED109

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6099	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000060919

Doc Ref #: 2015ED109

Postage 5.1300

HARRISBURG PA 17128

109

Document Receipt

Trans #	6099	Carrier / service:	USPS Server	First-Class Mail®	8/20/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000060919

Doc Ref #: 2015ED109

Postage 5.1300

HARRISBURG PA 17128

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
KRISTEN D. LITTLE, PA I.D. NO. 79992
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S&D FILE NO. 15-049363

Deutsche Bank National Trust Company, as
Indenture Trustee, for New Century Home
Equity Loan Trust 2005-4

PLAINTIFF

VS.

David Lyn Lockard
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO: 2015-CV-840

2015-ED-109

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: David Lyn Lockard
1615 State Route 93
Berwick, PA 18603
Your house (real estate) at:

1615 State Route 93, Berwick, PA 18603

07-01-051

is scheduled to be sold at Sheriff's Sale on November 4th 2015 at:

Columbia County Sheriff's County

35 West Main Street

Bloomsburg, PA 17185

at 9:00 am to enforce the court judgment of \$92,677.44 obtained by Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 against you.

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 back to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800.
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 be able to stop the sale through other legal proceedings.

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
BRADLEY J. OSBORNE, PA I.D. NO. 312169
LEEANE O. HUGGINS, PA I.D. NO. 85144
SARAH K. McCAFFERY, PA I.D. NO. 311728
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Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

MB Financial Bank
CHICAGO, ILLINOIS 60602
2-173-710

15-049363, LOCKARD,

14037645


DATE	8/12/2015
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100*****

VOID AFTER 90 DAYS

TO THE
ORDER
OF

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



⑈14037645⑈ ⑆071001737⑆ 89385258⑈