

2006-1915-CD

Deutsche Bank et al vs Beth Martin et al

**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: JOSEPH A. GOLDBECK, JR.  
ATTORNEY I.D. #16132  
SUITE 5000 – MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
(215) 825-6318  
WWW.GOLDBECKLAW.COM  
ATTORNEY FOR PLAINTIFF

**FILED**

NOV 17 2006

111-0014

William A. Shaw  
Prothonotary/Clerk of Courts

1 cent Att

2 cent to Sheriff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagors and Real Owners**  
705 Stone Street  
Osceola Mills, PA 16666

*Defendants*

IN THE COURT OF COMMON PLEAS

OF CLEARFIELD COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term 2006-1915-C

**CIVIL ACTION: MORTGAGE  
FORECLOSURE**

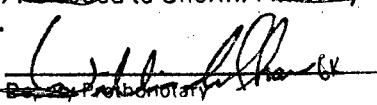
NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

Jan 31 2007 Document  
Reinstated/Reissued to Sheriff/  
for service.  
  
Prothonotary

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

A V I S O

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS QUEJAS PERESENTADAS, ES ABSOLUTAMENTE NECESSARIO QUE USTED RESPONDA DENTRO DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES NECESSARIO QUE USTED, O SU ABOGADO, REGISTRE CON LA CORTE EN FORMA ESCRITA, EL

PUNTO DE VISTA DE USTED Y CUALQUIER OBJECCION CONTRA LAS QUEJAS EN ESTA DEMANDA.

RECUERDE: SI USTED NO REPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA COUTE PUEDE, SIN NOTIFICARIO, DECIDIR A FAVOR DEL DEMANDANTE Y REQUERIR QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ÉSTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEERÉ CON INFORMACIÓN DE CÓMO CONSEUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ÉSTA OFICINA PUEDE PROVEERÉ INFORMACION ACERCA AGENCIAS QUE PUEDAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE AQUÍ UN HONORARIO REDUCIDO O GRATIS.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 814-765-9646 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of WM-0930.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**This Action of Mortgage Foreclosure will continue unless you take action to stop it.**

## COMPLAINT IN MORTGAGE FORECLOSURE

1. Plaintiff is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, 9451 Corbin Avenue, Northridge, CA 91324.
2. The names and addresses of the Defendants are BETH A. MARTIN, 705 Stone Street, Osceola Mills, PA 16666 and EDWARD F. MARTIN JR., 705 Stone Street, Osceola Mills, PA 16666, who are the mortgagors and real owners of the mortgaged premises hereinafter described.
3. On December 02, 2005 mortgagors made, executed and delivered a mortgage upon the Property hereinafter described to LONG BEACH MORTGAGE COMPANY, which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #200521199. The mortgage has been assigned to: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 by assignment of Mortgage which assignment is lodged for recording. The Mortgage and assignment(s) are matters of public record and are incorporated by this reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g); which Rule relieves the Plaintiff from its obligation to attach documents to pleadings if those documents are matters of public record.
4. The Property subject to the Mortgage is more fully described in the legal description set forth as Exhibit "A" ("Property").
5. The mortgage is in default because the monthly payments of principal and interest are due and unpaid for May 01, 2006 and each month thereafter and by the terms the Mortgage, upon default in such payments for a period of one month or more, the entire principal balance and all interest due and other charges are due and collectible.
6. The following amounts are due to Plaintiff on the Mortgage:

Principal Balance .....	\$45,706.14
Interest from 04/01/2006 through 11/30/2006 at 10.6000%.....	\$3,237.87
Per Diem interest rate at \$13.27	
Reasonable Attorney's Fee at 5% of Principal Balance	
as more fully explained in the next numbered paragraph.....	\$2,285.31
Late Charges from 05/01/2006 to 11/30/2006.....	\$177.24
Monthly late charge amount at \$25.32	
Costs of suit and Title Search .....	\$900.00
Fees .....	<u>\$113.90</u>
	<u><u>\$52,420.46</u></u>

7. If the Mortgage is reinstated prior to a Sheriff's Sale, the Attorney's Fees set forth above may be less than the amount demanded based on work actually performed. The Attorney's Fees requested are in conformity with the Mortgage and Pennsylvania law. Plaintiff is entitled to collect Attorney's fees of up to 5% of the remaining principal balance in the event the Property is sold to a third party purchaser at Sheriff's Sale or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an "in personam" judgment) against the Defendants in this Action but reserves its right to bring a separate Action to establish that right, if such right exists. If Defendants have received a discharge of their personal liability in a Bankruptcy proceeding, this Action of Mortgage Foreclosure is, in no way, an attempt to re-establish the personal liability that was discharged in Bankruptcy, but only to foreclose the Mortgage and sell the Property pursuant to Pennsylvania law.

9. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendants by certified and regular mail, as required by Act 160 of 1998 of the Commonwealth of Pennsylvania, on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "B". The Defendants have not had the required face-to-face meeting within the required time and Plaintiff has no knowledge of any such meeting being requested by the Defendants through the Plaintiff, the Pennsylvania Housing Finance Agency, or any appropriate Consumer Credit Counseling Agency.

WHEREFORE, Plaintiff demands a de terris judgment in mortgage foreclosure in the sum of \$52,420.46, together with interest at the rate of \$13.27, per day and other expenses, costs and charges incurred by the Plaintiff which are properly chargeable in accordance with the terms of the Mortgage and Pennsylvania law until the Mortgage is paid in full, and for the foreclosure of the Mortgage and Sheriff's Sale of the Property.

By:

Joseph A. Goldbeck  
**GOLDBECK McCAFFERTY & MCKEEVER**

BY: JOSEPH A. GOLDBECK, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF

VERIFICATION

I, DONNA HARDY, as the representative of the Plaintiff corporation within named do hereby verify that I am authorized to and do make this verification on behalf of the Plaintiff corporation and the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: 11/21/2006



Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1 by Washington Mutual Bank, as Successor-in-Interest to Long Beach Mortgage Company, it's Attorney-in-Fact

#0696990936 - BETH A. MARTIN and EDWARD F. MARTIN JR.

H63

# *Exhibit A*

**EXHIBIT A**

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence post on East side of Stone Street and place of beginning.

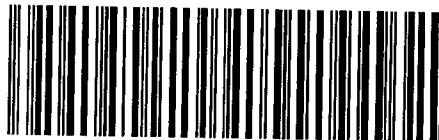
Being designated as Tax Map Parcel No. 018-013-379-00083 in the Tax Assessment Office of Clearfield County, Pennsylvania.

Being the same property which David E. Mignot and Michele R. Mignot, husband and wife, conveyed to Jennifer L. Weitzel and Douglas (sic) E. Perry, as joint tenants with the right of survivorship, by deed dated October 20, 2000 and recorded October 23, 2000 in the Recorder's Office of Clearfield County, Pennsylvania at Instrument No. 200015771. The said Jennifer L. Weitzel is now the wife of Douglas E. Perry, is known as Jennifer L. Perry and the property is now held as tenants by the entirety.

*SEM BM*

# *Exhibit B*

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0572

July 17, 2006

002548 /PC

BETH A MARTIN  
705 STONE ST.  
OSCEOLA MILLS PA 16666

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### **NOTICE OF COLLECTION ACTIVITY**

RE: ACCOUNT # 0696990936

## **ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE**

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

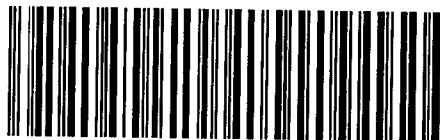
To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

**LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.**

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0565

July 17, 2006

002649 /PC

EDWARD F MARTIN JR  
705 STONE ST.  
OSCEOLA MILLS PA 16666

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### **NOTICE OF COLLECTION ACTIVITY**

RE: ACCOUNT # 0696990936

## **ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE**

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

**LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.**

HOMEOWNER'S NAME(S): Edward F. Martin Jr.

PROPERTY ADDRESS: 705 Stone St.  
Osceola Mills PA 16666

LOAN ACCT. NUMBER: 0696990936

ORIGINAL LENDER: Lbm

CURRENT LENDER/SERVICER: Washington Mutual Bank

### HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

**YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME  
FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS.**

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

**TEMPORARY STAY OF FORECLOSURE** - Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. **THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.**

**CONSUMER CREDIT COUNSELING AGENCIES** - If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. **The names, addresses, and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice.** It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

**APPLICATION FOR MORTGAGE ASSISTANCE** - Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default). If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program, and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your face-to-face meeting.

**YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY, AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.**

**AGENCY ACTION** - Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act. The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you, if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

**NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.**  
(If you have filed bankruptcy, you can still apply for Emergency Mortgage Assistance.)

**HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).**

**NATURE OF THE DEFAULT** - The MORTGAGE debt held by the above lender on your property located at:

705 Stone St.  
Osceola Mills PA 16666

IS SERIOUSLY IN DEFAULT BECAUSE:

Non-payment

A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

Monthly Installments:	05/01/2006	\$422.01
	06/01/2006	\$422.01
	07/01/2006	\$422.01

Other charges (explain/itemize):

Uncollected Late Charges	\$47.64
Uncollected Fees:	\$26.70
Corporate advances	\$0.00
Less Credits	\$0.00
<b>TOTAL AMOUNT PAST DUE:</b>	<b>\$1340.37</b>

B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION (Not applicable):

**HOW TO CURE THE DEFAULT** - You may cure the default within THIRTY (30) DAYS of the date of this notice **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER**, WHICH IS \$1340.37, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD. Payments must be made either by cash, cashier's check, certified check, or money order made payable and sent to:

Washington Mutual Bank  
9451 Corbin Avenue  
Northridge, CA 91324

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this letter: (Not applicable):

**IF YOU DO NOT CURE THE DEFAULT** - If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, the lender intends to exercise its rights to accelerate the mortgage debt. This means that the entire outstanding balance of this debt will be considered due immediately, and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start legal action to foreclose upon your mortgaged property.

**\*IF THE MORTGAGE IS FORECLOSED UPON** The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorneys, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.

**OTHER LENDER REMEDIES** - The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage.

**RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE** - If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you may still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. Curing your default in the manner set forth in this notice will restore your mortgage to the same position as if you had never defaulted.

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** - It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 9 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**HOW TO CONTACT THE LENDER:**

Name of Lender:	Washington Mutual Bank
Address:	9451 Corbin Avenue
	Northridge, CA 91324
Phone Number:	1-888-852-1745
Fax Number:	1-818-775-6260
Contact Person:	Collection Department
Email Address:	<a href="http://www.wamuhomeloans.com">www.wamuhomeloans.com</a>

**EFFECTS OF SHERIFF'S SALE:** - You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

**ASSUMPTION OF MORTGAGE** - You        may or  X  may not sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges, and attorney's fees and costs are paid prior to or at the sale, and that the other requirements of the mortgage are satisfied.

**YOU MAY ALSO HAVE THE RIGHT:**

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.
- TO HAVE THE DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)
- TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

**CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY ARE ATTACHED**

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

GOLDBECK McCAFFERTY &  
McKEEVER  
BY: JOSEPH A. GOLDBECK, JR.  
ATTORNEY I.D. #16132  
SUITE 5000 – MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

---

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2006-1915-CD

PRAECIPE TO REINSTATE COMPLAINT

Kindly reinstate the Complaint in the above captioned matter.

GOLDBECK, McCAFFERTY & McKEEVER



By Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

FILED Atty pd. 7.00  
m/3/2007 2 Complaints  
JAN 31 2007 Reinstated to Shff  
Reinstated to Shff

William A. Shaw  
Prothonotary/Clerk of Courts (6K)

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY \*  
Plaintiff \*  
vs. \* NO. 06-1915-CD  
BETH A. MARTIN and EDWARD F. MARTIN, JR., \*  
Defendants \*

O R D E R

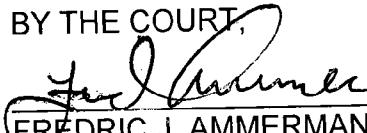
NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the  
Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.**

by:

1. Publication one time in The Progress (Clearfield) and the Clearfield  
County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street,  
Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as  
705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the  
date of publication and mailing and is to be done by Plaintiff's attorney, who will file  
Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

  
FREDRIC J. AMMERMAN  
President Judge

FILED  
019-4767  
JUN 26 2007

3cc  
Atty Fein  
6K

William A. Shaw  
Prothonotary/Clerk of Courts

GOLDBECK McCAFFERTY & McKEEVER

BY: JOSEPH A. GOLDBECK, JR.  
ATTORNEY I.D. #16132  
SUITE 5000 – MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
ATTORNEY FOR PLAINTIFF

---

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

PRAECIPE TO REINSTATE COMPLAINT

Kindly reinstate the Complaint in the above captioned matter.

GOLDBECK, McCAFFERTY & McKEEVER



By Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

Atty pd. 7.00  
FILED  
MAY 16 2007  
JUL 02 2007  
2 complaints  
reinstated to Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102165  
NO: 06-1915-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY  
VS.  
DEFENDANT: BETH A. MARTIN & EDWARD F. MARTIN JR.

**SHERIFF RETURN**

NOW, December 04, 2006 AT 9:48 AM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BETH A. MARTIN DEFENDANT AT 705 STONE ST., OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BETH A. MARTIN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

FILED  
01:37/61  
FEB 27 2007

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102165  
NO. 06-1915-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY  
vs.

DEFENDANT: BETH A. MARTIN & EDWARD F. MARTIN JR.

**SHERIFF RETURN**

**RETURN COSTS**

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	GOLDBECK	276355	20.00
SHERIFF HAWKINS	GOLDBECK	276355	80.00

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2007

*Chester A. Hawkins*  
*by Marilyn Harris*

Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102403  
NO: 06-1915-CD  
SERVICE # 1 OF 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for  
Long Beach Mortgage Loan  
vs.

DEFENDANT: BETH A. MARTIN and EDWARD F. MARTIN JR.

**SHERIFF RETURN**

NOW, February 22, 2007 AT 2:15 PM SERVED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE ON BETH A. MARTIN DEFENDANT AT SHERIFF'S OFFICE, 1 N. 2ND ST., SUITE 116, CLEARFIELD, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BETH A. MARTIN, DEFENDANT A TRUE AND ATTESTED COPY OF THE ORIGINAL COMPLAINT IN MORTGAGE FORECLOSURE AND MADE KNOWN THE CONTENTS THEREOF.

SERVED BY: HUNTER /

FILED  
04/18/2017  
MAY 21 2017  
5

William A. Shaw  
Prothonotary/Clerk of Courts

**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Service # 2 of 2 Services

**Sheriff Docket # 102403**

DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for  
Long Beach Mortgage Loan

Case # 06-1915-CD

vs.

**BETH A. MARTIN and EDWARD F. MARTIN JR.**

TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE

**SHERIFF RETURNS**

NOW May 19, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE "NOT FOUND" AS TO EDWARD F. MARTIN JR., DEFENDANT. SEVERAL ATTEMPTS, NOT HOME.

SERVED BY: /

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102403  
NO: 06-1915-CD  
SERVICES 2  
COMPLAINT IN MORTGAGE FORECLOSURE

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for  
Long Beach Mortgage Loan

vs.

DEFENDANT: BETH A. MARTIN and EDWARD F. MARTIN JR.

SHERIFF RETURN

RETURN COSTS

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	GOLDBECK	283944	20.00
SHERIFF HAWKINS	GOLDBECK	283944	73.20

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2007

  
Chester A. Hawkins  
Sheriff

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: JOSEPH A. GOLDBECK, JR.

ATTORNEY AT LAW

SUITE 5000 - MALLOY INDEPENDENCE CENTER  
701 MARKET STREET

PHILADELPHIA, PA 19106  
(215) 825-6318

WWW.GOLDBECKLAW.COM  
ATTORNEY FOR PLAINTIFF

**ATTORNEY  
COPY**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagors and Real Owners**  
705 Stone Street  
Osceola Mills, PA 16666

*Defendants*

I HEREBY CERTIFY THAT THIS IS  
A TRUE AND CORRECT COPY OF  
THE ORIGINAL FILED

IN THE COURT OF COMMON PLEAS

OF CLEARFIELD COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term 2006-1915-C0

**CIVIL ACTION: MORTGAGE  
FORECLOSURE**

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

11/31/07 Document  
Reinstated/Re-sent to Sheriff, John  
for service.

John L. Hanz  
Deputy Prothonotary

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

I hereby certify this to be a true and attested copy of the original statement filed in this case.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

NOV 17 2006

Attest,

John L. Hanz  
Prothonotary/  
Clerk of Courts

A V I S O

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS QUEJAS PERESENTADAS, ES ABSOLUTAMENTE NECESSARIO QUE USTED RESPONDA DENTRO DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES NECESSARIO QUE USTED, O SU ABOGADO, REGISTRE CON LA CORTE EN FORMA ESCRITA, EL

PUNTO DE VISTA DE USTED Y CUALQUIER OBJECCION CONTRA LAS QUEJAS EN ESTA DEMANDA.

RECUERDE: SI USTED NO REPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA COUTE PUEDE, SIN NOTIFICARIO, DECIDIR A FAVOR DEL DEMANDANTE Y REQUERIR QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ESTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEERÉ CON INFORMACIÓN DE CÓMO CONSEUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ESTA OFICINA PUEDE PROVEERÉ INFORMACION ACERCA AGENCIAS QUE PUEDAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE AQUÍ UN HONORARIO REDUCIDO O GRATIS.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

Resources available for Homeowners in Foreclosure

#### ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 814-765-9646 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of WM-0930.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**This Action of Mortgage Foreclosure will continue unless you take action to stop it.**

COMPLAINT IN MORTGAGE FORECLOSURE

**ATTORNEY**  
**COPY**

**HEREBY CERTIFY THAT THIS IS  
A TRUE AND CORRECT COPY OF  
THE ORIGINAL FILED**

1. Plaintiff is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, 94511C, Osceola Mills, PA 16666 and **EDWARD F. MARTIN JR.**, 705 Stone Street, Osceola Mills, PA 16666, who are the mortgagors and real owners of the mortgaged premises hereinafter described.
2. The names and addresses of the Defendants are **BETH A. MARTIN**, 705 Stone Street, Osceola Mills, PA 16666 and **EDWARD F. MARTIN JR.**, 705 Stone Street, Osceola Mills, PA 16666, who are the mortgagors and real owners of the mortgaged premises hereinafter described.
3. On December 02, 2005 mortgagors made, executed and delivered a mortgage upon the Property hereinafter described to LONG BEACH MORTGAGE COMPANY, which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #200521199. The mortgage has been assigned to: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 by assignment of Mortgage which assignment is lodged for recording. The Mortgage and assignment(s) are matters of public record and are incorporated by this reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g); which Rule relieves the Plaintiff from its obligation to attach documents to pleadings if those documents are matters of public record.
4. The Property subject to the Mortgage is more fully described in the legal description set forth as Exhibit "A" ("Property").

5. The mortgage is in default because the monthly payments of principal and interest are due and unpaid for May 01, 2006 and each month thereafter and by the terms the Mortgage, upon default in such payments for a period of one month or more, the entire principal balance and all interest due and other charges are due and collectible.
6. The following amounts are due to Plaintiff on the Mortgage:

Principal Balance .....	\$45,706.14
Interest from 04/01/2006 through 11/30/2006 at 10.6000% .....	\$3,237.87
Per Diem interest rate at \$13.27	
Reasonable Attorney's Fee at 5% of Principal Balance as more fully explained in the next numbered paragraph .....	\$2,285.31
Late Charges from 05/01/2006 to 11/30/2006 .....	\$177.24
Monthly late charge amount at \$25.32	
Costs of suit and Title Search .....	\$900.00
Fees .....	<u>\$113.90</u>
	<u><u>\$52,420.46</u></u>

7. If the Mortgage is reinstated prior to a Sheriff's Sale, the Attorney's Fees set forth above may be less than the amount demanded based on work actually performed. The Attorney's Fees requested are in conformity with the Mortgage and Pennsylvania law. Plaintiff is entitled to collect Attorney's fees of up to 5% of the remaining principal balance in the event the Property is sold to a third party purchaser at Sheriff's Sale or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.
8. Plaintiff is not seeking a judgment of personal liability (or an "in personam" judgment) against the Defendants in this Action but reserves its right to bring a separate Action to establish that right, if such right exists. If Defendants have received a discharge of their personal liability in a Bankruptcy proceeding, this Action of Mortgage Foreclosure is, in no way, an attempt to re-establish the personal liability that was discharged in Bankruptcy, but only to foreclose the Mortgage and sell the Property pursuant to Pennsylvania law.

9. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendants by certified and regular mail, as required by Act 160 of 1998 of the Commonwealth of Pennsylvania, on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "B". The Defendants have not had the required face-to-face meeting within the required time and Plaintiff has no knowledge of any such meeting being requested by the Defendants through the Plaintiff, the Pennsylvania Housing Finance Agency, or any appropriate Consumer Credit Counseling Agency.

WHEREFORE, Plaintiff demands a de terris judgment in mortgage foreclosure in the sum of \$52,420.46, together with interest at the rate of \$13.27, per day and other expenses, costs and charges incurred by the Plaintiff which are properly chargeable in accordance with the terms of the Mortgage and Pennsylvania law until the Mortgage is paid in full, and for the foreclosure of the Mortgage and Sheriff's Sale of the Property.

By:

*Joseph A. Goldbeck*  
**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: JOSEPH A. GOLDBECK, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF

VERIFICATION

I, LORRAINE HARDY

the Plaintiff corporation within named do hereby verify that I am authorized to and do make this verification on behalf of the Plaintiff corporation and the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: 4/24/2008



Deutsche Bank National Trust Company, as  
Trustee for Long Beach Mortgage Loan  
Trust 2006-1 by Washington Mutual Bank,  
as Successor-in-Interest to Long Beach  
Mortgage Company, its Attorney-in-Fact

#0696990936 - BETH A. MARTIN and EDWARD F. MARTIN JR.  
M63

# *Exhibit A*

EXHIBIT A

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northwesterly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brins (O'Brien); thence in an Easterly direction along said lot of Peter O. Brins (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

Being designated as Tax Map Parcel No. 010-013-379-00083 in the Tax Assessment Office of Clearfield County, Pennsylvania.

Being the same property which Douglas E. Perry and Jennifer L. Weitzel, husband and wife, conveyed to Jennifer L. Weitzel and Douglas E. Perry, as joint tenants with the right of survivorship, by deed dated October 20, 2000 and recorded October 23, 2000 in the Recorder's Office of Clearfield County, Pennsylvania as instrument No. 200015771. The said Jennifer L. Weitzel is now the wife of Douglas E. Perry, is known as Jennifer L. Perry and the property is now held as tenants by the entirety.

*Exhibit B*

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0572

July 17, 2006

BETH A MARTIN  
705 STONE ST.  
OSCEOLA MILLS PA 16666

002548 /PC

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### NOTICE OF COLLECTION ACTIVITY

RE: ACCOUNT # 0696990936

## ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0565

July 17, 2006

EDWARD F MARTIN JR  
705 STONE ST.  
OSCEOLA MILLS PA 16666

002549 /PC

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### NOTICE OF COLLECTION ACTIVITY

RE: ACCOUNT # 0696990936

## ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home.  
This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

HOMEOWNER'S NAME(S): Edward F. Martin Jr.  
PROPERTY ADDRESS: 705 Stone St.  
LOAN ACCT. NUMBER: Osceola Mills PA 16666  
ORIGINAL LENDER: 0696990936  
CURRENT LENDER/SERVICER: Lbm  
CURRENT LENDER/SERVICER: Washington Mutual Bank

### HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME  
FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS.

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

TEMPORARY STAY OF FORECLOSURE - Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE UP TO DATE", EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.

CONSUMER CREDIT COUNSELING AGENCIES - If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses, and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE - Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default). If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program, and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your face-to-face meeting.

**YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY, AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.**

AGENCY ACTION - Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act. The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you, if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

**NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.**  
(If you have filed bankruptcy, you can still apply for Emergency Mortgage Assistance.)

HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).

NATURE OF THE DEFAULT - The MORTGAGE debt held by the above lender on your property located at:

705 Stone St.  
Osceola Mills PA 16666

IS SERIOUSLY IN DEFAULT BECAUSE:

Non-payment

A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS for the following months and the following amounts are now past due:

Monthly Installments:	05/01/2006	
	06/01/2006	\$422.01
	07/01/2006	\$422.01
		\$422.01

Other charges (explain/itemize):

Uncollected Late Charges	\$47.64
Uncollected Fees:	\$26.70
Corporate advances	\$0.00
Less Credits	\$0.00
<b>TOTAL AMOUNT PAST DUE:</b>	<b>\$1340.37</b>

B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION: (Not applicable):

HOW TO CURE THE DEFAULT - You may cure the default within THIRTY (30) DAYS of the date of this notice **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER**, WHICH IS \$1340.37, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD. ~~Payments must be made either by cash, cashier's check, or money order made payable and sent to:~~

Washington Mutual Bank  
9451 Corbin Avenue  
Northridge, CA 91324

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this letter: (Not applicable):

IF YOU DO NOT CURE THE DEFAULT - If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, ~~the lender~~ intends to exercise its rights to accelerate the mortgage debt. This means that the entire outstanding balance of this debt will be considered due immediately, and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start legal action to ~~foreclose upon your mortgaged property.~~

\*IF THE MORTGAGE IS FORECLOSED UPON The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorneys, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.

OTHER LENDER REMEDIES - The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage.

**RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE** - If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you may still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. Curing your default in the manner set forth in this notice will restore your mortgage to the same position as if you had never defaulted.

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** - It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 9 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**HOW TO CONTACT THE LENDER:**

Name of Lender:	Washington Mutual Bank
Address:	9451 Corbin Avenue Northridge, CA 91324
Phone Number:	1-888-852-1745
Fax Number:	1-818-775-6260
Contact Person:	Collection Department
Email Address:	<a href="http://www.wamuhomeloans.com">www.wamuhomeloans.com</a>

**EFFECTS OF SHERIFF'S SALE:** - You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

**ASSUMPTION OF MORTGAGE** - You        may or X may not sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges, and attorney's fees and costs are paid prior to or at the sale, and that the other requirements of the mortgage are satisfied.

**YOU MAY ALSO HAVE THE RIGHT:**

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THE DEBT.
- TO HAVE THE DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)
- TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

**CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY ARE ATTACHED**

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

VS

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

2006-1915-CD

## ORDER

ORDERED and DECREED:

that Plaintiff's Motion is granted and the Sheriff and/or Plaintiff is directed to Serve the Complaint in Mortgage Foreclosure upon Defendant, Edward F. Martin Jr., by posting a copy of the Complaint upon the premises 705 Stone Street, Osceola Mills, PA, 16666, and Plaintiff is directed to serve the Complaint by certified and regular mail to the Defendant's last known address at 705 Stone Street, Osceola Mills, PA, 16666, and that all further service of legal papers, including but not limited to motions, petitions and rules be made by certified and regular mail to Defendant's last known address and that Notice of Sheriff Sale pursuant to Pennsylvania Rule of Civil Procedure 3129 may be made upon Defendant, Edward F. Martin Jr., by sending copies of same to Defendant's last known address by certified and regular mail and by posting the premises.

BY THE COURT:

Distribution list:

J.

Michael T. McKeever, Esquire, Suite 5000 – Mellon Independence Center, 701 Market Street  
Philadelphia, PA 19106-1532  
BETH A. MARTIN, 705-6

BETH A. MARTIN, 705 Stone Street Osceola Mills, PA 16666  
EDWARD F. MARTIN JR., 705 Stone Street Osceola Mills, PA 16666

EDWARD F. MARTIN JR., 705 Stone Street Osceola Mills, PA 16666

CA

**GOLDBECK McCAFFERTY & McKEEVER**  
JOSEPH A. GOLDBECK, JR.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
BY: David B. Fein, Esq.  
Attorney I.D.#82628  
Attorney for Plaintiff

**FILED**

*JUN 25 2007*  
*11:30 AM*  
William A. Shaw  
Prothonotary/Clerk of Courts  
No Court Cases

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

No. 2006-1915-CD

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**MOTION FOR SUBSTITUTED SERVICE  
UNDER P.A.R.C.P. 430(a)**

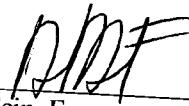
Plaintiff, by and through its attorney, David B. Fein, Esq., in support of its Motion for Substituted Service, represents as follows:

1. Plaintiff is the holder of a first mortgage upon the premises 705 Stone Street, Osceola Mills, PA, 16666, hereinafter, the "mortgaged premises".
2. Defendants, BETH A. MARTIN and EDWARD F. MARTIN JR., are the mortgagors and real owners of the mortgaged premises.
3. The last known address of Defendant, Edward F. Martin Jr., is as set forth in Paragraph 2 of the Complaint.
4. The Sheriff has been unable to effect service of the Complaint upon Defendant, Edward F. Martin Jr., at his property address, 705 Stone Street, Osceola Mills, PA, 16666, after numerous attempts. The Sheriff was unable to locate the Defendant, Edward F. Martin Jr.

5. The following investigation was conducted in a good faith attempt to ascertain the whereabouts of Defendant, Edward F. Martin Jr.

WHEREFORE, Plaintiff prays that the Court enter the attached order allowing Plaintiff to serve the Complaint upon Defendant, Edward F. Martin Jr., by posting the premises and certified and regular mail to the Defendant's last known address.

BY: David B. Fein, Esq.



## Affidavit of Good Faith Investigation

### **Client provided information:**

File Number: WM-0930

Attorney Firm: Goldbeck, McCafferty & McKeever  
File Name: Martin

Subject Name: Edward F. Martin, Jr.

Property Address:

Street: 705 Stone Street

City: Osceola Mills

State: PA Zip: 16666

### **Skip Results:**

#### **Verified**

Street: 705 Stone Street

City: Osceola Mills

Date of Birth: None Found

Dates: As of 06/18/2007

ProVest File Number: 201181

Phone:

State: PA Zip: 16666

Death Records: As of 06/18/2007,

the Social Security Administration has no death record on file for

Edward F. Martin, Jr.

### **Social Security Number search completed.**

Employment Search: Unable to verify current employer.

### **Creditor information:**

Creditors indicated the last reported address for Edward F. Martin, Jr. as 705 Stone Street, Osceola Mills, PA 16666

### **Department of Motor Vehicle Records:**

The Pennsylvania Department of Motor Vehicles provided no change for Edward F. Martin, Jr. from 705 Stone Street, Osceola Mills, PA 16666

### **Public Licenses (Pilot, Real Estate, etc):**

Search performed provided no information.

### **Voter Registration Information:**

The County Voters Registration Office has no listing for Edward F. Martin, Jr..

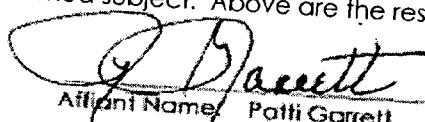
National Postal Address Search: Has no change for Edward F. Martin, Jr. from 705 Stone Street,

Osceola Mills, PA 16666

### **Comments:**

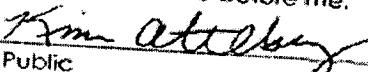
814-339-7035: Spoke with neighbor, Thomas Sankey, verified current address as 705 Stone Street, Osceola Mills, PA 16666

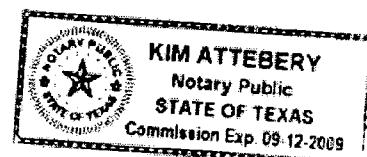
On 06/18/2007, I, Patti Garrett being duly sworn according to the law, deposes and says:  
I am employed by ProVest, LLC. I have conducted an investigation into the whereabouts of the above  
named subject. Above are the results of my investigation.

  
Affiant Name Patti Garrett

Date: 06/18/2007

Subscribed and sworn to before me,

  
Notary Public



**In The Court of Common Pleas of Clearfield County, Pennsylvania**

Service # 2 of 2 Services

**Sheriff Docket # 102403**

DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for  
Long Beach Mortgage Loan

**Case # 06-1915-CD**

vs.

**BETH A. MARTIN and EDWARD F. MARTIN JR.**

**TYPE OF SERVICE COMPLAINT IN MORTGAGE FORECLOSURE**

**SHERIFF RETURNS**

NOW May 19, 2007 AFTER DILIGENT SEARCH IN MY BAILIWICK I RETURNED THE WITHIN COMPLAINT IN  
MORTGAGE FORECLOSURE "NOT FOUND" AS TO EDWARD F. MARTIN JR., DEFENDANT. SEVERAL  
ATTEMPTS, NOT HOME.

SERVED BY: /

**GOLDBECK McCAFFERTY & McKEEVER**  
JOSEPH A. GOLDBECK, JR.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
BY: David B. Fein, Esq.  
Attorney I.D.#82628  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

No. 2006-1915-CD

**VERIFICATION**

I, David B. Fein, Esq., Attorney for Petitioner do hereby verify that the facts set forth in the foregoing Motion for Substituted Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

BY: David B. Fein, Esq.



**GOLDBECK McCAFFERTY & McKEEVER**  
JOSEPH A. GOLDBECK, JR.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
BY: David B. Fein, Esq.  
Attorney I.D.#82628  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324"

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY

No. 2006-1915-CD

**CONCLUSION**

For reasons stated above and in the attached Motion, the Court should enter an order allowing Plaintiff to serve the Complaint in Mortgage Foreclosure upon Defendant, Edward F. Martin Jr., by posting the premises and certified mail and regular mail to the Defendant's last known address.

Respectfully submitted,

  
\_\_\_\_\_  
David B. Fein, Esq.

**GOLDBECK McCAFFERTY & McKEEVER**  
JOSEPH A. GOLDBECK, JR.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
BY: David B. Fein, Esq.  
Attorney I.D.#82628  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS  
Of Clearfield County

No. 2006-1915-CD

**CERTIFICATE OF SERVICE**

David B. Fein, Esq., does hereby certify that true and correct copies of the foregoing Motion for Substituted Service have been served upon the Defendant, Edward F. Martin Jr., this 22<sup>nd</sup> day of June 2007, by first class mail, postage prepaid.

BY: DBF  
David B. Fein, Esq.

**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: JOSEPH A. GOLDBECK, JR.  
ATTORNEY I.D. #16132  
SUITE 5000 – MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
**ATTORNEY FOR PLAINTIFF**

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
Mortgagor(s)  
705 Stone Street  
Osceola Mills, PA 16666

*Defendant(s)*

**FILED**  
M 11/05/07  
JUL 13 2007  
NO cc  
William A. Shaw  
Prothonotary/Clerk of Courts  
*LS*

IN THE COURT OF COMMON  
PLEAS  
OF Clearfield COUNTY

CIVIL ACTION - LAW

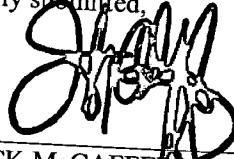
ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2006-1915-CD

**CERTIFICATE OF SERVICE**

JOSEPH A. GOLDBECK, JR. ESQUIRE hereby certifies that on *July 11, 2007*  
he did serve upon Defendant EDWARD F. MARTIN JR. a true and correct copy of the above-captioned  
Complaint by certified and regular mail in accordance with the Court Order dated June 25, 2007. The  
undersigned understands that the statements herein and subject to the penalties provided by 18 P.S.  
Section 4904.

Respectfully submitted,



**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: JOSEPH A. GOLDBECK, JR. ESQUIRE

IN THE COURT  
OF COMMON PLEAS  
CLEARFIELD COUNTY  
CIVIL ACTION-LAW  
No. 2006-1915-CD  
NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE  
DEUTSCHE BANK  
NATIONAL TRUST COMPANY,  
ASTRUSTEE FOR  
LONG BEACH MORTGAGE  
LOAN TRUST 2006-1,  
Plaintiff  
vs.

BETH A. MARTIN  
& EDWARD F. MARTIN, JR.,  
Mortgagors and  
Real Owners,  
Defendants  
TO: EDWARD F. MARTIN, JR.,  
MORTGAGOR AND  
REAL OWNER,  
DEFENDANT whose last known  
address is 705 Stone Street,  
Osceola Mills, PA 16666.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Clearfield County, Pennsylvania, docketed to No. 2006-1915-CD, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 705 Stone Street, Osceola Mills, PA 16666, whereupon your property will be sold by the Sheriff of Clearfield County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following notice, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust St.  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOC.  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Joseph A. Goldbeck, Jr.

Attorney for Plaintiff

Goldbeck, McCafferty

& McKeever, PC

Suite 5000

Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532

215-825-6411

06-1915-CD  
PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :  
COUNTY OF CLEARFIELD :  
SS:

FILED

AUG 07 2007

William A. Shaw

Prothonotary/Clerk of Courts

On this 9th day of July, 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Margaret E. Krebs, who being duly sworn according to law, deposes and says that she is the President of The Progressive Publishing Company, Inc., and Associate Publisher of The Clearfield and State of Pennsylvania, and established April 5, 1913, and that the annexed is a true copy of a notice or advertisement published in said publication in

the regular issues of July 3, 2007. And that the affiant is not interested in the subject matter of the notice or advertising, and that all of the allegations of this statement as to the time, place, and character of publication are true.

Margaret E. Krebs

Sworn and subscribed to before me the day and year aforesaid.

Cheryl J. Robison  
Notary Public COMMONWEALTH OF PENNSYLVANIA

Clearfield, Pa.

My Commission Expires  
October 31, 2007

Notarial Seal  
Cheryl J. Robison, Notary Public  
Clearfield Boro, Clearfield County  
My Commission Expires Oct. 31, 2007  
Member, Pennsylvania Association Of Notaries

## PROOF OF PUBLICATION

STATE OF PENNSYLVANIA :

COUNTY OF CLEARFIELD :

FILED

AUG 07 2007

William A. Shaw  
Prothonotary/Clerk of Courts

On this 6th day of July AD 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Gary A. Knaresboro editor of the Clearfield County Legal Journal of the Courts of Clearfield County, and that the annexed is a true copy of the notice or advertisement published in said publication in the regular issues of Week of July 6, 2007, Vol. 19, No. 27. And that all of the allegations of this statement as to the time, place, and character of the publication are true.

IN THE COURT OF COMMON PLEAS  
CLEARFIELD COUNTY  
CIVIL ACTION - LAW  
No. 2006-1915-CD  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-  
1, Plaintiff vs. BETH. A. MARTIN &  
EDWARD F. MARTIN JR., Mortgagors and  
Real Owners, Defendants

TO: EDWARD F. MARTIN JR.,  
MORTGAGOR AND REAL OWNER,  
DEFENDANT whose last known address is  
705 Stone Street, Osceola Mills, PA 16666.  
THIS FIRM IS A DEBT COLLECTOR  
AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY  
INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified that Plaintiff,  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-  
1, has filed a Mortgage Foreclosure  
Complaint endorsed with a notice to defend  
against you in the Court of Common Pleas  
of Clearfield County, Pennsylvania,  
docketed to No. 2006-1915-CD, wherein  
Plaintiff seeks to foreclose on the mortgage  
secured on your property located, 705 Stone  
Street, Osceola Mills, PA 16666, whereupon  
your property will be sold by the Sheriff of  
Clearfield County.

NOTICE  
You have been sued in court. If you wish  
to defend against the claims set forth in the  
following notice, you must take action within  
twenty (20) days after the Complaint and  
notice are served, by entering a written  
appearance personally or by attorney and  
filing in writing with the court your defenses  
or objections to the claims set forth against  
you. You are warned that if you fail to do so  
the case may proceed without you and a  
judgment may be entered against you by the  
Court without further notice for any money  
claim in the Complaint or for any other claim  
or relief requested by the Plaintiff. You may  
lose money or property or other rights  
important to you.

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 SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING A  
LAWYER.

IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PER-  
SONS AT A REDUCED FEE OR NO FEE.  
KEYSTONE LEGAL SERVICES, 211½  
E. Locust St., Clearfield, PA 16830, 814-  
765-9646

PENNSYLVANIA BAR ASSOC., P.O.  
Box 186, Harrisburg, PA 17108, 800-692-  
7375

1 Joseph A. Goldbeck, Jr. Attorney for  
Plaintiff, Goldbeck, McCafferty & McKeever,  
PC, Suite 5000, Mellon Independence  
Center, 701 Market Street, Philadelphia, PA  
19106-1532, 215-825-6411.



Gary A. Knaresboro, Esquire  
Editor

Re me the day and year aforesaid.

William J. Mansfield Inc.  
Legal Advertising Agency  
The Woods Suite 1209  
998 Old Eagle School Rd  
Wayne PA 19087-1805

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
SUITE 5000  
MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
PA (215) 627-1322  
FAX (215) 627-7734  
[www.goldbecklaw.com](http://www.goldbecklaw.com)

August 6, 2007

Office of the Prothonotary  
Clearfield County  
William Shaw  
Prothonotary of Clearfield County  
230 E. Market Street  
Clearfield, PA 16830

**RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG  
BEACH MORTGAGE LOAN TRUST 2006-1**

vs.

**BETH A. MARTIN and EDWARD F. MARTIN JR.  
Clearfield County, CCP. No. 2006-1915-CD**

Dear Sir/Madam:

Enclosed herewith please find for filing an Affidavit of Service, evidencing service of the Complaint relative to the above-referenced matter.

Kindly file same and return a time stamped copy to our office. A self-addressed, stamped envelope is provided for your convenience.

Sincerely,

Goldbeck McCafferty & McKeever

BY:

  
\_\_\_\_\_  
David B. Fein, Esquire

DBF:nb  
Enclosures

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

No. 2006-1915-CD

*Plaintiff*

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
**Mortgagors and Record Owners**  
705 Stone Street  
Osceola Mills, PA 16666

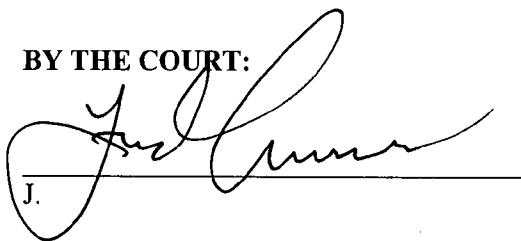
*Defendants*

ORDER

And now, on this 20<sup>th</sup> day of September, 2007, upon  
consideration of Plaintiff's Motion to Compel Sheriff to Process Return of Service, and any  
response thereto, it is hereby

**ORDERED and DECREED** that the Sheriff of Clearfield County shall (i) file the return  
of service with the Prothonotary, and (ii) send a copy of the return of service to Plaintiff's  
counsel within five (5) days of the date of this Order.

BY THE COURT:



J.

FILED *1CC Atty*  
*09/21/07*  
SEP 21 2007  
1CC Sheriff  
William A. Shaw  
Prothonotary/Clerk of Courts  
without memo  
(6K)

DATE: 9/21/07

You are responsible for serving all appropriate parties.

The Prothonotary's office has provided service to the following parties:

Plaintiff(s)  Plaintiff(s) Attorney  Other

Defendant(s)  Defendant(s) Attorney

Special Instructions:

**FILED**

SEP 21 2007

William A. Shaw  
Prothonotary/Clerk of Courts

**GOLDBECK McCAFFERTY & McKEEVER**  
BY: David Fein, Esquire  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

SEP 19 2007  
m/11/2007  
William A. Shaw  
Prothonotary/Clerk of Courts  
No. 2006-1915-CD

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*  
vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
**Mortgagors and Record Owner**  
705 Stone Street  
Osceola Mills, PA 16666

*Defendants*

IN THE COURT OF COMMON PLEAS

OF Clearfield COUNTY

No. 2006-1915-CD

**MOTION TO COMPEL SHERIFF TO PROCESS RETURN OF SERVICE**

Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 (“Plaintiff”), by and through its attorneys, Goldbeck McCafferty & McKeever, moves this Honorable Court for an Order to Compel the Sheriff of Clearfield County to process the return of service:

1. On November 17, 2006 Plaintiff filed its Complaint in Mortgage Foreclosure.
2. On that same day, Plaintiff requested that the Sheriff of Clearfield County serve the complaint upon defendants, BETH A. MARTIN and EDWARD F. MARTIN JR. (“Defendants”)
3. To the best of Plaintiff’s knowledge, the Sheriff attempted service of the complaint.
4. Pursuant to Pa. R.C.P. No. 405(a), after service is attempted, the Sheriff shall make a return of service or a return of no service forthwith. (emphasis added).

5. Pursuant to Rule 405(e), the return of service or of no service shall be filed with the Prothonotary and mailed to the person requesting service to be made.

6. It has been two (2) months, yet the Sheriff has neither filed the return of service with the Prothonotary, nor mailed the return of service to Plaintiff.

7. The Sheriff is not in compliance with Rule 405.

8. The Sheriff's delay has caused prejudice to Plaintiff, as Plaintiff has been unable to continue with this lawsuit.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter an Order compelling the Sheriff to process the return of service.

Respectfully submitted,

**GOLDBECK McCAFFERTY & McKEEVER**



---

David Fein, Esquire  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: David Fein, Esquire  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
**Mortgagors and Record Owners**  
705 Stone Street  
Osceola Mills, PA 16666

*Defendants*

IN THE COURT OF COMMON PLEAS

OF Clearfield COUNTY

No. 2006-1915-CD

**PLAINTIFF'S MEMORANDUM OF LAW IN SUPPORT OF ITS  
MOTION TO COMPEL SHERIFF TO PROCESS RETURN OF SERVICE**

**I. FACTS**

On November 17, 2006, Plaintiff filed its Complaint in Mortgage Foreclosure. On that same day, Plaintiff requested that the Sheriff of Clearfield County serve the complaint upon Defendants. To the best of Plaintiff's knowledge, the Sheriff attempted service of the complaint.

**II. ARGUMENT**

Pursuant to Pa. R.C.P. No. 405(a), after service is attempted, the Sheriff shall make a return of service or a return of no service forthwith. (emphasis added). Pursuant to Rule 405(e), the return of service or of no service shall be filed with the Prothonotary and mailed to the person requesting service to be made. It has been two (2) months, yet the Sheriff has neither filed the return of service with the Prothonotary, nor mailed the return of service to Plaintiff. The Sheriff is not in compliance with Rule 405.

### **III. CONCLUSION**

The Sheriff's delay has caused prejudice to Plaintiff, as Plaintiff has been unable to continue with this lawsuit. Plaintiff therefore requests that this Honorable Court enter an Order compelling the Sheriff to process the return of service.

Respectfully submitted,

**GOLDBECK McCAFFERTY & McKEEVER**



\_\_\_\_\_  
David Fein, Esquire  
Attorney for Plaintiff

**VERIFICATION**

David Fein, Esquire, hereby states that he is the attorney for Plaintiff herein, and that all of the facts set forth within the attached Motion are true and correct to the best of his knowledge, information and belief. The undersigned understands that the foregoing statements are made subject to the penalties of 18 P.S. Section 4904.

**GOLDBECK McCAFFERTY & McKEEVER**

By:



---

David Fein, Esquire  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: David Fein, Esquire  
Attorney I.D. #82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

**ATTORNEY FOR PLAINTIFF**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY

NO. 2006-1915-CD

BETH A. MARTIN and EDWARD F. MARTIN JR.  
**Mortgagors and Record Owners**  
705 Stone Street  
Osceola Mills, PA 16666

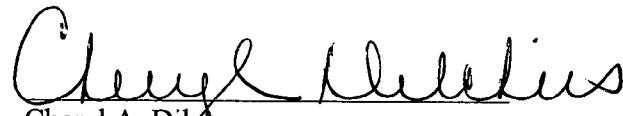
*Defendants*

**CERTIFICATE OF SERVICE**

Cheryl A. Dilchus, hereby certifies that on September 12, 2007 she did serve true and correct copies of the within Motion by first class mail, postage pre-paid upon the following:

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Office of the Sheriff  
Clearfield County  
230 E. Market Street  
Clearfield, PA 16830

  
Cheryl A. Dilchus  
Sr. Litigation Paralegal

Date: September 17, 2007

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102967  
NO: 06-1915-CD  
SERVICE # 1 OF 1  
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY

VS.

DEFENDANT: BETH A. MARTIN and EDWARD F. MARTIN JR.

**SHERIFF RETURN**

NOW, July 06, 2007 AT 10:25 AM POSTED THE WITHIN COMPLAINT IN MORTGAGE FORECLOSURE & ORDER AT 705 STONE ST., OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA. (EDWARD F MARTIN JR)

SERVED BY: HUNTER / DEHAVEN

FILED  
01/10/2007  
SEP 24 2007  
WAS

William A. Shaw  
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 102967  
NO: 06-1915-CD  
SERVICES 1  
COMPLAINT IN MORTGAGE FORECLOSURE &

ORDER

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

DEFENDANT: BETH A. MARTIN and EDWARD F. MARTIN JR.

**SHERIFF RETURN**

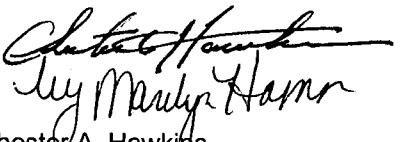
**RETURN COSTS**

Description	Paid By	CHECK #	AMOUNT
SURCHARGE	GOLDBECK	300487	10.00
SHERIFF HAWKINS	GOLDBECK	300487	28.40

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2007

  
Chester A. Hawkins  
Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

**COPY**

DEUTSCHE BANK NATIONAL TRUST COMPANY

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN, JR.,

Defendants

\*  
\*  
\*  
\*

NO. 06-1915-CD

**ORDER**

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street, Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as 705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

JUN 26 2007

Attest.

*William L. Ober*  
Prothonotary/  
Clerk of Courts

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: JOSEPH A. GOLDBECK, JR.

ATTORNEY I.D. #16122

SUITE 5000 - MELON INDEPENDENT CENTER

701 MARKET STREET

PHILADELPHIA, PA 19106

(215) 825-6318

WWW.GOLDBECKLAW.COM

ATTORNEY FOR PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagors and Real Owners**  
705 Stone Street  
Osceola Mills, PA 16666

*Defendants*

I HEREBY CERTIFY THAT THIS IS  
A TRUE AND CORRECT COPY OF  
THE ORIGINAL FILED

7/21/07

Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.

*John Han*  
Prothonotary

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY  
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE  
Term 2006-1915-C0  
**CIVIL ACTION: MORTGAGE  
FORECLOSURE**

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

1/31/07 Document  
Reinstated/Reissued to Sheriff/Attorney  
for service.

*John Han*  
Prothonotary

## KEYSTONE LEGAL SERVICES

211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

I hereby certify this to be a true  
and attested copy of the original  
statement filed in this case.

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

NOV 17 2006

Attest.

*William Han*  
Prothonotary/  
Clerk of Courts

AVISO

LE HAN DEMANDADO A USTED EN LA CORTE. SI DESEA DEFENDERSE CONTRA LAS  
QUEJAS PERESENTADAS, ES ABSOLUTAMENTE NECESSARIO QUE USTED RESPONDA DENTRO  
DE 20 DIAS DESPUES DE SER SERVIDO CON ESTA DEMANDA Y AVISO. PARA DEFENDERSE ES  
NECESSARIO QUE USTED, O SU ABOGADO, REGISTRE CON LA CORTE EN FORMA ESCRITA, EL

PUNTO DE VISTA DE USTED Y CUALQUIER OBJECCION CONTRA LAS QUEJAS EN ESTA DEMANDA.

RECUERDE: SI USTED NO REPONDE A ESTA DEMANDA, SE PUEDE PROSEGUIR CON EL PROCESO SIN SU PARTICIPACION. ENTONCES, LA COUTE PUEDE, SIN NOTIFICARIO, DECIDIR A FAVOR DEL DEMANDANTE Y REQUERIR QUE USTED CUMPLA CON TODAS LAS PROVISIONES DE ESTA DEMANDA. POR RAZON DE ESA DECISION, ES POSSIBLE QUE USTED PUEDA PERDER DINERO, PROPIEDAD U OTROS DERECHOS IMPORTANTES.

USTED DEBE LLEVAR ÉSTE PAPEL A SU ABOGADO ENSEGUIDA. SI USTED NO TIENE UN ABOGADO, VAYA O LLAME POR TELÉFONO LA OFICINA FIJADA AQUÍ ABAJO. ESTA OFICINA PUEDE PROVEERÉ CON INFORMACIÓN DE CÓMO CONSEUIR UN ABOGADO.

SI USTED NO PUEDE PAGARLE A UN ABOGADO, ÉSTA OFICINA PUEDE PROVEERÉ INFORMACION ACERCA AGENCIAS QUE PUEDAN OFRECER SERVICIOS LEGAL A PERSONAS ELIGIBLE AQ UN HONORARIO REDUCIDO O GRATIS.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

**THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT  
A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU  
WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

Resources available for Homeowners in Foreclosure

**ACT NOW!**

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to **SAVE YOUR HOME FROM FORECLOSURE**.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 814-765-9646 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of WM-0930.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

**This Action of Mortgage Foreclosure will continue unless you take action to stop it.**

COMPLAINT IN MORTGAGE FORECLOSURE

**ATTORNEY**  
**COPY**

1. Plaintiff is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, 94511C **HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF**

2. The names and addresses of the Defendants are BETH A. MARE ~~THE ORIGINAL LENDER~~ Osceola Mills, PA 16666 and EDWARD F. MARTIN JR., 705 Stone Street, Osceola Mills, PA 16666, who are the mortgagors and real owners of the mortgaged premises hereinafter described.

3. On December 02, 2005 mortgagors made, executed and delivered a mortgage upon the Property hereinafter described to LONG BEACH MORTGAGE COMPANY, which mortgage is recorded in the Office of the Recorder of Deeds of Clearfield County as Instrument #200521199. The mortgage has been assigned to: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 by assignment of Mortgage which assignment is lodged for recording. The Mortgage and assignment(s) are matters of public record and are incorporated by this reference in accordance with Pennsylvania Rule of Civil Procedure 1019(g); which Rule relieves the Plaintiff from its obligation to attach documents to pleadings if those documents are matters of public record.

4. The Property subject to the Mortgage is more fully described in the legal description set forth as Exhibit "A" ("Property").

5. The mortgage is in default because the monthly payments of principal and interest are due and unpaid for May 01, 2006 and each month thereafter and by the terms the Mortgage, upon default in such payments for a period of one month or more, the entire principal balance and all interest due and other charges are due and collectible.

6. The following amounts are due to Plaintiff on the Mortgage:

Principal Balance .....	\$45,706.14
Interest from 04/01/2006 through 11/30/2006 at 10.6000%.....	\$3,237.87
Per Diem interest rate at \$13.27	
Reasonable Attorney's Fee at 5% of Principal Balance	
as more fully explained in the next numbered paragraph .....	\$2,285.31
Late Charges from 05/01/2006 to 11/30/2006.....	\$177.24
Monthly late charge amount at \$25.32	
Costs of suit and Title Search .....	\$900.00
Fees .....	<u>\$113.90</u>
	<u><u>\$52,420.46</u></u>

7. If the Mortgage is reinstated prior to a Sheriff's Sale, the Attorney's Fees set forth above may be less than the amount demanded based on work actually performed. The Attorney's Fees requested are in conformity with the Mortgage and Pennsylvania law. Plaintiff is entitled to collect Attorney's fees of up to 5% of the remaining principal balance in the event the Property is sold to a third party purchaser at Sheriff's Sale or if the complexity of the action requires additional fees in excess of the amount demanded in the Action.

8. Plaintiff is not seeking a judgment of personal liability (or an "in personam" judgment) against the Defendants in this Action but reserves its right to bring a separate Action to establish that right, if such right exists. If Defendants have received a discharge of their personal liability in a Bankruptcy proceeding, this Action of Mortgage Foreclosure is, in no way, an attempt to re-establish the personal liability that was discharged in Bankruptcy, but only to foreclose the Mortgage and sell the Property pursuant to Pennsylvania law.

9. Notice of Intention to Foreclose and a Notice of Homeowners' Emergency Mortgage Assistance has been sent to Defendants by certified and regular mail, as required by Act 160 of 1998 of the Commonwealth of Pennsylvania, on the date(s) set forth in the true and correct copy of such notice(s) attached hereto as Exhibit "B". The Defendants have not had the required face-to-face meeting within the required time and Plaintiff has no knowledge of any such meeting being requested by the Defendants through the Plaintiff, the Pennsylvania Housing Finance Agency, or any appropriate Consumer Credit Counseling Agency.

WHEREFORE, Plaintiff demands a de terris judgment in mortgage foreclosure in the sum of \$52,420.46, together with interest at the rate of \$13.27, per day and other expenses, costs and charges incurred by the Plaintiff which are properly chargeable in accordance with the terms of the Mortgage and Pennsylvania law until the Mortgage is paid in full, and for the foreclosure of the Mortgage and Sheriff's Sale of the Property.

By: Joseph A. Goldbeck

**GOLDBECK McCAFFERTY & MCKEEVER**

BY: JOSEPH A. GOLDBECK, JR., ESQUIRE  
ATTORNEY FOR PLAINTIFF

VERIFICATION

I, DONNA HARDY, as the representative of the Plaintiff corporation within named do hereby verify that I am authorized to and do make this verification on behalf of the Plaintiff corporation and the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: 11/21/2006



Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1 by Washington Mutual Bank, as Successor-in-Interest to Long Beach Mortgage Company, it's Attorney-in-Fact

#0696990936 - BETH A. MARTIN and EDWARD F. MARTIN JR.

H63

---

*Exhibit A*

---

EXHIBIT A

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northwesterly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

Being designated as Tax Map Parcel No. 018-013-379-00063 in the Tax Assessment Office of Clearfield County, Pennsylvania.

Being the same property which David E. Elliott and Michael D. Mignot, husband and wife, conveyed to Jennifer L. Weitzel and Douglas (sic) E. Perry, as joint tenants with the right of survivorship, by deed dated October 20, 2000 and recorded October 23, 2000 in the Recorder's Office of Clearfield County, Pennsylvania at Instrument No. 200015771. The said Jennifer L. Weitzel is now the wife of Douglas E. Perry, is known as Jennifer L. Perry and the property is now held as tenants by the entirety.

15m Bm

---

*Exhibit B*

---

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0572

July 17, 2006

002548 /PC

BETH A MARTIN  
705 STONE ST.  
OSCEOLA MILLS PA 16666

**WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

### **NOTICE OF COLLECTION ACTIVITY**

RE: ACCOUNT # 0696990936

## **ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE**

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

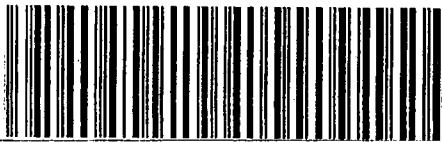
To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

**LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.**

Washington Mutual  
PO Box 2441  
Mailstop N010207  
Chatsworth, CA 91313-2441



0696990936

7100 4047 5100 2823 0565

July 17, 2006

002549 /PC

EDWARD F MARTIN JR  
705 STONE ST.  
OSCEOLA MILLS PA 16666

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### NOTICE OF COLLECTION ACTIVITY

RE: ACCOUNT # 0696990936

## ACT 91 NOTICE TAKE ACTION TO SAVE YOUR HOME FROM FORECLOSURE

This is an official notice that the mortgage on your home is in default, and the lender intends to foreclose. Specific information about the nature of the default is provided in the attached pages.

The HOMEOWNER'S MORTGAGE ASSISTANCE PROGRAM (HEMAP) may be able to help to save your home. This Notice explains how the program works.

To see if HEMAP can help, you must MEET WITH A CONSUMER CREDIT COUNSELING AGENCY WITHIN 30 DAYS OF THE DATE OF THIS NOTICE. Take this Notice with you when you meet with the Counseling Agency.

The name, address and phone number of Consumer Credit Counseling Agencies serving your County are listed at the end of this Notice. If you have any questions, you may call the Pennsylvania Housing Finance Agency toll free at 1-800-342-2397. (Persons with impaired hearing can call (717) 780-1869).

This Notice contains important legal information. If you have any questions, representatives at the Consumer Credit Counseling Agency may be able to help explain it. You may also want to contact an attorney in your area. The local bar association may be able to help you find a lawyer.

LA NOTIFICACION EN ADJUNTO ES DE SUMA IMPORTANCIA, PUES AFECTA SU DERECHO A CONTINUAR VIVIENDO EN SU CASA. SI NO COMPRENDE EL CONTENIDO DE ESTA NOTIFICACION OBTENGA UNA TRADUCCION INMEDIATAMENTE LLAMANDO ESTA AGENCIA (PENNSYLVANIA HOUSING FINANCE AGENCY) SIN CARGOS AL NUMERO MENCIONADO ARRIBA. PUEDES SER ELEGIBLE PARA UN PRESTAMO POR EL PROGRAMA LLAMADO "HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM" EL CUAL PUEDE SALVAR SU CASA DE LA PERDIDA DEL DERECHO A REDIMIR SU HIPOTECA.

HOMEOWNER'S NAME(S): Edward F. Martin Jr.

PROPERTY ADDRESS: 705 Stone St.  
Osceola Mills PA 16666  
LOAN ACCT. NUMBER: 0696990936  
ORIGINAL LENDER: Lbm  
CURRENT LENDER/SERVICER: Washington Mutual Bank

### HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM

#### YOU MAY BE ELIGIBLE FOR FINANCIAL ASSISTANCE WHICH CAN SAVE YOUR HOME FROM FORECLOSURE AND HELP YOU MAKE FUTURE MORTGAGE PAYMENTS.

IF YOU COMPLY WITH THE PROVISIONS OF THE HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 (THE "ACT"), YOU MAY BE ELIGIBLE FOR EMERGENCY MORTGAGE ASSISTANCE:

- IF YOUR DEFAULT HAS BEEN CAUSED BY CIRCUMSTANCES BEYOND YOUR CONTROL.
- IF YOU HAVE A REASONABLE PROSPECT OF BEING ABLE TO PAY YOUR MORTGAGE PAYMENTS, AND
- IF YOU MEET OTHER ELIGIBILITY REQUIREMENTS ESTABLISHED BY THE PENNSYLVANIA HOUSING FINANCE AGENCY.

TEMPORARY STAY OF FORECLOSURE - Under the Act, you are entitled to a temporary stay of foreclosure on your mortgage for thirty (30) days from the date of this Notice. During that time you must arrange and attend a "face-to-face" meeting with one of the consumer credit counseling agencies listed at the end of this Notice. THIS MEETING MUST OCCUR WITHIN THE NEXT (30) DAYS. IF YOU DO NOT APPLY FOR EMERGENCY MORTGAGE ASSISTANCE, YOU MUST BRING YOUR MORTGAGE UP TO DATE. THE PART OF THIS NOTICE CALLED "HOW TO CURE YOUR MORTGAGE DEFAULT" EXPLAINS HOW TO BRING YOUR MORTGAGE UP TO DATE.

CONSUMER CREDIT COUNSELING AGENCIES - If you meet with one of the consumer credit counseling agencies listed at the end of this notice, the lender may NOT take action against you for thirty (30) days after the date of this meeting. The names, addresses, and telephone numbers of designated consumer credit counseling agencies for the county in which the property is located are set forth at the end of this Notice. It is only necessary to schedule one face-to-face meeting. Advise your lender immediately of your intentions.

APPLICATION FOR MORTGAGE ASSISTANCE - Your mortgage is in default for the reasons set forth later in this Notice (see following pages for specific information about the nature of your default). If you have tried and are unable to resolve this problem with the lender, you have the right to apply for financial assistance from the Homeowner's Emergency Mortgage Assistance Program. To do so, you must fill out, sign and file a completed Homeowner's Emergency Assistance Program Application with one of the designated consumer credit counseling agencies listed at the end of this Notice. Only consumer credit counseling agencies have applications for the program, and they will assist you in submitting a complete application to the Pennsylvania Housing Finance Agency. Your application MUST be filed or postmarked within thirty (30) days of your face-to-face meeting.

**YOU MUST FILE YOUR APPLICATION PROMPTLY. IF YOU FAIL TO DO SO OR IF YOU DO NOT FOLLOW THE OTHER TIME PERIODS SET FORTH IN THIS LETTER, FORECLOSURE MAY PROCEED AGAINST YOUR HOME IMMEDIATELY, AND YOUR APPLICATION FOR MORTGAGE ASSISTANCE WILL BE DENIED.**

AGENCY ACTION - Available funds for emergency mortgage assistance are very limited. They will be disbursed by the Agency under the eligibility criteria established by the Act. The Pennsylvania Housing Finance Agency has sixty (60) days to make a decision after it receives your application. During that time, no foreclosure proceedings will be pursued against you, if you have met the time requirements set forth above. You will be notified directly by the Pennsylvania Housing Finance Agency of its decision on your application.

NOTE: IF YOU ARE CURRENTLY PROTECTED BY THE FILING OF A PETITION IN BANKRUPTCY, THE FOLLOWING PART OF THIS NOTICE IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS AN ATTEMPT TO COLLECT THE DEBT.

(If you have filed bankruptcy, you can still apply for Emergency Mortgage Assistance.)

HOW TO CURE YOUR MORTGAGE DEFAULT (Bring it up to date).

**NATURE OF THE DEFAULT** - The MORTGAGE debt held by the above lender on your property located at:

705 Stone St.  
Osceola Mills PA 16666

IS SERIOUSLY IN DEFAULT BECAUSE:

Non-payment

**A. YOU HAVE NOT MADE MONTHLY MORTGAGE PAYMENTS** for the following months and the following amounts are now past due:

Monthly Installments:	05/01/2006	\$422.01
	06/01/2006	\$422.01
	07/01/2006	\$422.01

Other charges (explain/itemize):

Uncollected Late Charges	\$47.64
Uncollected Fees:	\$26.70
Corporate advances	\$0.00
Less Credits	\$0.00
<b>TOTAL AMOUNT PAST DUE:</b>	<b>\$1340.37</b>

**B. YOU HAVE FAILED TO TAKE THE FOLLOWING ACTION (Not applicable):**

**HOW TO CURE THE DEFAULT** - You may cure the default within THIRTY (30) DAYS of the date of this notice **BY PAYING THE TOTAL AMOUNT PAST DUE TO THE LENDER, WHICH IS \$1340.37, PLUS ANY MORTGAGE PAYMENTS AND LATE CHARGES WHICH BECOME DUE DURING THE THIRTY (30) DAY PERIOD.** Payment must be made either by cash, cashier's check, certified check, or money order made payable and sent to:

Washington Mutual Bank  
9451 Corbin Avenue  
Northridge, CA 91324

You can cure any other default by taking the following action within THIRTY (30) DAYS of the date of this letter: (Not applicable):

**IF YOU DO NOT CURE THE DEFAULT** - If you do not cure the default within THIRTY (30) DAYS of the date of this Notice, the lender intends to exercise its rights to accelerate the mortgage debt. This means that the entire outstanding balance of this debt will be considered due immediately, and you may lose the chance to pay the mortgage in monthly installments. If full payment of the total amount past due is not made within THIRTY (30) DAYS, the lender also intends to instruct its attorneys to start legal action to foreclose upon your mortgaged property.

**\*IF THE MORTGAGE IS FORECLOSED UPON** The mortgaged property will be sold by the Sheriff to pay off the mortgage debt. If the lender refers your case to its attorneys, but you cure the delinquency before the lender begins legal proceedings against you, you will still be required to pay the reasonable attorney's fees that were actually incurred, up to \$50.00. However, if legal proceedings are started against you, you will have to pay all reasonable attorney's fees actually incurred by the lender even if they exceed \$50.00. Any attorney's fees will be added to the amount you owe the lender, which may also include other reasonable costs. If you cure the default within the THIRTY (30) DAY period, you will not be required to pay attorney's fees.

**OTHER LENDER REMEDIES** - The lender may also sue you personally for the unpaid principal balance and all other sums due under the mortgage.

**RIGHT TO CURE THE DEFAULT PRIOR TO SHERIFF'S SALE** - If you have not cured the default within the THIRTY (30) DAY period and foreclosure proceedings have begun, you may still have the right to cure the default and prevent the sale at any time up to one hour before the Sheriff's Sale. You may do so by paying the total amount then past due, plus any late or other charges then due, reasonable attorney's fees and costs connected with the foreclosure sale and any other costs connected with the Sheriff's Sale as specified in writing by the lender and by performing any other requirements under the mortgage. Curing your default in the manner set forth in this notice will restore your mortgage to the same position as if you had never defaulted.

**EARLIEST POSSIBLE SHERIFF'S SALE DATE** - It is estimated that the earliest date that such a Sheriff's Sale of the mortgaged property could be held would be approximately 9 months from the date of this Notice. A notice of the actual date of the Sheriff's Sale will be sent to you before the sale. Of course, the amount needed to cure the default will increase the longer you wait. You may find out at any time exactly what the required payment or action will be by contacting the lender.

**HOW TO CONTACT THE LENDER:**

Name of Lender:	Washington Mutual Bank
Address:	9451 Corbin Avenue
	Northridge, CA 91324
Phone Number:	1-888-852-1745
Fax Number:	1-818-775-6260
Contact Person:	Collection Department
Email Address:	<a href="http://www.wamuhomeloans.com">www.wamuhomeloans.com</a>

**EFFECTS OF SHERIFF'S SALE:** - You should realize that a Sheriff's Sale will end your ownership of the mortgaged property and your right to occupy it. If you continue to live in the property after the Sheriff's Sale, a lawsuit to remove you and your furnishings and other belongings could be started by the lender at any time.

**ASSUMPTION OF MORTGAGE** - You        may or X may not sell or transfer your home to a buyer or transferee who will assume the mortgage debt, provided that all the outstanding payments, charges, and attorney's fees and costs are paid prior to or at the sale, and that the other requirements of the mortgage are satisfied.

**YOU MAY ALSO HAVE THE RIGHT:**

- TO SELL THE PROPERTY TO OBTAIN MONEY TO PAY OFF THE MORTGAGE DEBT OR TO BORROW MONEY FROM ANOTHER LENDING INSTITUTION TO PAY OFF THIS DEBT.
- TO HAVE THE DEFAULT CURED BY ANY THIRD PARTY ACTING ON YOUR BEHALF.
- TO HAVE THE MORTGAGE RESTORED TO THE SAME POSITION AS IF NO DEFAULT HAD OCCURRED, IF YOU CURE THE DEFAULT. (HOWEVER, YOU DO NOT HAVE THIS RIGHT TO CURE YOUR DEFAULT MORE THAN THREE TIMES IN ANY CALENDAR YEAR.)
- TO ASSERT THE NONEXISTENCE OF A DEFAULT IN ANY FORECLOSURE PROCEEDING OR ANY OTHER LAWSUIT INSTITUTED UNDER THE MORTGAGE DOCUMENTS.
- TO ASSERT ANY OTHER DEFENSE YOU BELIEVE YOU MAY HAVE TO SUCH ACTION BY THE LENDER.
- TO SEEK PROTECTION UNDER THE FEDERAL BANKRUPTCY LAW.

**CONSUMER CREDIT COUNSELING AGENCIES SERVING YOUR COUNTY ARE ATTACHED**

We may report information about your account to credit bureaus. Late payments, missed payments or other defaults on your account may be reflected in your credit report.

**GOLDBECK McCAFFERTY & McKEEVER**

A Professional Corporation  
By: David Fein, Esquire  
Attorney I.D. #: 82628  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

**ATTORNEY FOR PLAINTIFF**

**FILED**

SEP 26 2007

11:45 AM

William A. Shaw

Prothonotary/Clerk of Courts

W- LENT.

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Defendants

IN THE COURT OF COMMON PLEAS

of Clearfield County

No. 2006-1915-CD

**AFFIDAVIT OF SERVICE**

I hereby certify that Court Order dated September 20, 2007 in the above captioned matter was served pursuant to Rule 440 by first class mail on the following parties on the date listed below:

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830

I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

GOLDBECK McCAFFERTY & McKEEVER

Date: 9/25/2007

  
Cheryl A. Dilthus  
Sr. Litigation Paralegal

**GOLDBECK McCAFFERTY & McKEEVER**  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

September 25, 2007

Prothonotary of Clearfield County  
William Shaw  
Prothonotary of Clearfield County  
230 E. Market Street  
Clearfield, PA 16830

**RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE vs. BETH A. MARTIN and EDWARD F. MARTIN JR.**  
**Clearfield County CCP, No. 2006-1915-CD**

Dear Sir/Madam:

Enclosed herewith please find for filing with the Court Plaintiff's Affidavit of Service evidencing service of Court Order dated September 20, 2007 relative to the above-referenced matter. Kindly file same and return a time stamped copy in the self-addressed envelope provided for your convenience.

*missia*

Sincerely,  
**GOLDBECK McCAFFERTY & McKEEVER**  
Cheryl A. Dilchus  
Sr. Litigation Paralegal  
Phone: 215-825-6349  
Fax: 215-825-6449  
Email: cdilchus@goldbecklaw.com

Enclosure

cc: BETH A. MARTIN & EDWARD F. MARTIN JR.  
Office of the Sheriff

**GOLDBECK McCAFFERTY & McKEEVER**

A Professional Corporation

By: David Fein, Esquire

Attorney I.D. #: 82628

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

**ATTORNEY FOR PLAINTIFF**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Defendants

**IN THE COURT OF COMMON PLEAS**

of Clearfield County

No. 2006-1915-CD

**AFFIDAVIT OF SERVICE**

I hereby certify that Court Order dated September 20, 2007 in the above captioned matter was served pursuant to Rule 440 by first class mail on the following parties on the date listed below:

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830

I hereby certify this to be a true and attested copy of the original statement filed in this case.

SEP 26 2007

Attest.

*Cheryl A. Dilchus*  
Clark of Courts

I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsifications to authorities.

GOLDBECK McCAFFERTY & McKEEVER

Date: 9/25/2007

*Cheryl A. Dilchus*  
Cheryl A. Dilchus  
Sr. Litigation Paralegal

In the Court of Common Pleas of Clearfield County

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

No. 2006-1915-CD

Defendant(s)

**PRAECIPE FOR JUDGMENT**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE  
OF COLLECTING THE DEBT.

Enter the Judgment in favor of Plaintiff and against BETH A. MARTIN and EDWARD F. MARTIN JR. by default  
for want of an Answer.

Assess damages as follows:

\$56,681.20

Debt

FILED Attypd.  
M/8/07/01 20.00  
OCT 05 2007 Notice to  
Def's.

William A. Shaw  
Prothonotary/Clerk of Courts

Statement to

Atty

Interest from 09/29/2007 to Date of Sale

Total

(Assessment of Damages attached)

I CERTIFY THAT FOREGOING ASSESSMENT OF DAMAGES IS FOR SPECIFIED AMOUNTS ALLEGED TO  
BE DUE IN THE COMPLAINT AND IS CALCULABLE AS A SUM CERTAIN FROM THE COMPLAINT.

I certify that written notice of the intention to file this praecipe was mailed or delivered to the party against whom judgment  
is to be entered and to his attorney of record, if any, after the default occurred and at least ten days prior to the date of the  
filing of this praecipe. A copy of the notice is attached. R.C.P. 237.1

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff  
ID: #16132

AND NOW October 5, 2007, Judgment is entered in favor of  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1 and against BETH A. MARTIN and EDWARD F. MARTIN JR. by default for want of an Answer and damages  
assessed in the sum of \$56,681.20 as per the above certification.

Willie Shaw  
Prothonotary

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

DATE OF THIS NOTICE: **August 1, 2007**

TO:

**EDWARD F. MARTIN JR.**  
705 Stone Street  
Osceola Mills, PA 16666

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.  
**BETH A. MARTIN**  
**EDWARD F. MARTIN JR.**  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of  
Common Pleas  
of Clearfield County

**CIVIL ACTION - LAW**

Action of  
Mortgage Foreclosure

Term  
No. 2006-1915-CD

*Defendant(s)*

TO: **EDWARD F. MARTIN JR.**  
705 Stone Street  
Osceola Mills, PA 16666

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

*Joseph A. Goldbeck, Jr.*  
**GOLDBECK McCAFFERTY & MCKEEVER**  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff  
Suite 5000 – 701 Market Street.  
Philadelphia, PA 19106 215-825-6318

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

DATE OF THIS NOTICE: August 1, 2007

TO:

**BETH A. MARTIN**  
705 Stone Street  
Osceola Mills, PA 16666

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

*Plaintiff*

vs.  
**BETH A. MARTIN**  
**EDWARD F. MARTIN JR.**  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of  
Common Pleas  
of Clearfield County

CIVIL ACTION - LAW

Action of  
Mortgage Foreclosure

Term  
No. 2006-1915-CD

*Defendant(s)*

TO: **BETH A. MARTIN**  
705 Stone Street  
Osceola Mills, PA 16666

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

KEYSTONE LEGAL SERVICES  
211 1/2 E. Locust Street  
Clearfield, PA 16830  
814-765-9646

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

*Joseph A. Goldbeck, Jr.*  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff  
Suite 5000 – 701 Market Street.  
Philadelphia, PA 19106 215-825-6318

VERIFICATION OF NON-MILITARY SERVICE

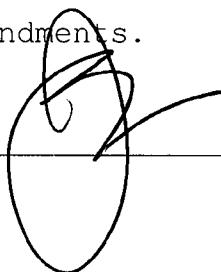
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, BETH A. MARTIN, is about unknown years of age, that Defendant's last known residence is 705 Stone Street, Osceola Mills, PA 16666, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

9/28/61



VERIFICATION OF NON-MILITARY SERVICE

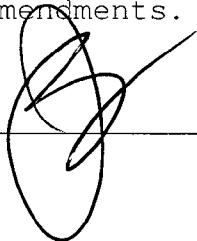
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, EDWARD F. MARTIN JR., is about unknown years of age, that Defendant's last known residence is 705 Stone Street, Osceola Mills, PA 16666, and is engaged in the unknown business located at unknown address.

2. That Defendant is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments.

Date:

9/28/07

A handwritten signature in black ink, appearing to read "John Doe", is written over a horizontal line.

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

OPY

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

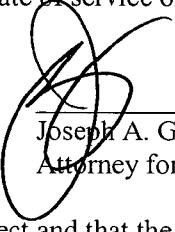
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

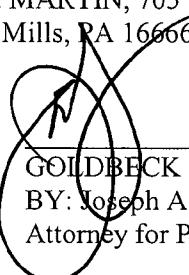
No. 2006-1915-CD

**ORDER FOR JUDGMENT**

Please enter Judgment in favor of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, and against BETH A. MARTIN and EDWARD F. MARTIN JR. for failure to file an Answer in the above action within (20) days (or sixty (60) days if defendant is the United States of America) from the date of service of the Complaint, in the sum of \$56,681.20.

  
Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

I hereby certify that the above names are correct and that the precise residence address of the judgment creditor is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 9451 Corbin Avenue Northridge, CA 91324 and that the name(s) and last known address(es) of the Defendant(s) is/are BETH A. MARTIN, 705 Stone Street Osceola Mills, PA 16666 and EDWARD F. MARTIN JR., 705 Stone Street Osceola Mills, PA 16666;

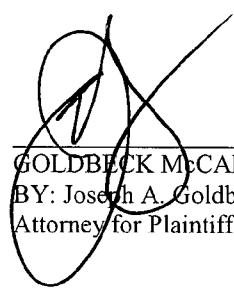
  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**ASSESSMENT OF DAMAGES**

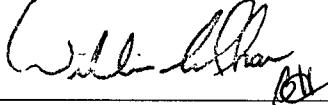
TO THE PROTHONOTARY:

Kindly assess the damages in this case to be as follows:

Principal Balance	\$45,706.14
Interest from 04/01/2006 through 09/28/2007	\$7,245.41
Attorney's Fee at 5.0000% of principal balance	\$2,285.31
Late Charges	\$430.44
Costs of Suit and Title Search	\$900.00
FEES	\$113.90
<hr/>	
	\$56,681.20

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

AND NOW, this 5<sup>th</sup> day of October, 2007 damages are assessed as above.

  
\_\_\_\_\_  
Pro Prothy

COPY

IN THE COURT OF COMMON PLEAS  
OF Clearfield COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

No. 2006-1915-CD

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(**Mortgagors and Record Owner(s)**)  
705 Stone Street  
Osceola Mills, PA 16666

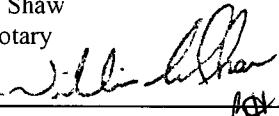
Defendant(s)

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT  
OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE  
PURPOSE OF COLLECTING THE DEBT.**

NOTICE

Notice is given that a judgment in the above-captioned matter has been entered against you.

William Shaw  
Prothonotary

By:  10/5/07

Deputy

If you have any questions concerning the above, please contact:

Joseph A. Goldbeck, Jr.  
**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
STATEMENT OF JUDGMENT

COPY

Deutsche Bank National Trust Company  
Long Beach Mortgage Laon  
Plaintiff(s)

No.: 2006-01915-CD

Real Debt: \$56,681.20

Atty's Comm: \$

Vs.

Costs: \$

Int. From: \$

Beth A. Martin  
Edward F. Martin Jr.  
Defendant(s)

Entry: \$20.00

Instrument: Default Judgment

Date of Entry: October 5, 2007

Expires: October 5, 2012

Certified from the record this 5th day of October, 2007.



William A. Shaw, Prothonotary

\*\*\*\*\*

SIGN BELOW FOR SATISFACTION

Received on \_\_\_\_\_, \_\_\_\_\_, of defendant full satisfaction of this Judgment,  
Debt, Interest and Costs and Prothonotary is authorized to enter Satisfaction on the same.

\_\_\_\_\_  
Plaintiff/Attorney

PRAEICE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

## of Clearfield County

## CIVIL ACTION – LAW

## ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

## **PRAECIPE FOR WRIT OF EXECUTION**

## TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

## Prothonotary costs

139.00

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

FILED Atty pd.  
MB:23784 20.00  
OCT 05 2007 1ccolewnts  
William A. Shaw  
Prothonotary/Clerk of Courts  
W/prop. desc.  
to Sheriff

GK

Term  
No. 2006-1915-CD  
**IN THE COURT OF COMMON PLEAS**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

---

**PRAECIPE FOR WRIT OF EXECUTION**  
(Mortgage Foreclosure)

---

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(**Mortgagor(s) and Record Owner(s)**)  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the  
praecipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

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

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

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

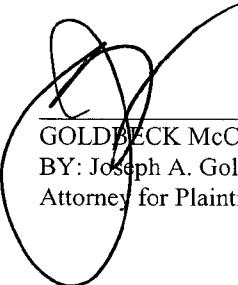
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: September 28, 2007

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COPY

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	<u>\$56,681.20</u>
------------	--------------------

Interest From 09/29/2007  
Through Date of Sale

(Costs to be added)

Prothonotary costs	<u>139.00</u>
--------------------	---------------

Dated: 10/5/07

  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy \_\_\_\_\_

Term  
No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortgor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$ 556,681.20
INTEREST from	
COSTS PAID:	
PROTHY	\$ 139.00
SHERIFF	
STATUTORY	
COSTS DUE PROTHY	
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

GOLDBECK McCAFFERTY & MCKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FILED NO CC  
M 18:54 AM  
DEC 07 2007 (6M)

WM-0930  
CF: 11/17/2006  
SD: 01/04/2008  
\$56,681.20

William A. Shaw  
Prothonotary/Clerk of Courts

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
Mortgagor(s) and  
Record Owner(s)

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

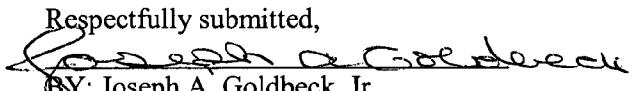
Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

Personal Service by the Sheriff's Office/competent adult (copy of return attached).  
 Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.** *10/22/07 (Edward)*  
 Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

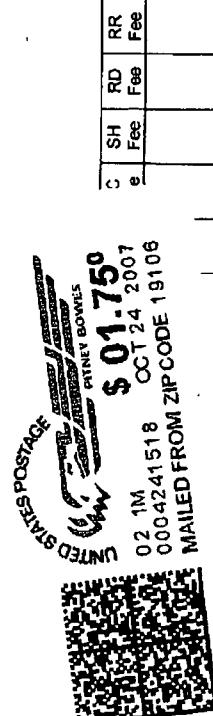
Respectfully submitted,  
  
BY: Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate, or  
 or if  
 of the  
 Post  
 Date



Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage							
1.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675								
2.	DOMESTIC RELATIONS OF CLEARFIELD COUNTY 230 E. Market Street Clearfield, PA 16830								
3.	LONG BEACH MORTGAGE COMPANY 1400 S. DOUGLASS ROAD SUITE 100 ANAHEIM, CA 92806								
4.	TENANTS/OCCUPANTS 705 Stone Street Osceola Mills, PA 16666								
5.	<b>EDWARD F. MARTIN, JR.</b> <b>705 STONE STREET</b>								
6.	<b>OSCEOLA MILLS, PA 16666</b>								
7.									
8.									

Total Number of Pieces 5 Total Number of Pieces Received at Post Office  
 Listed by Sender

Postmaster, Per (Name of receiving employee)  
 See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Clearfield County Sale Date:  
 WM-0930 BETH A. MARTIN & EDWARD F. MARTIN JR.

14/108

Complete by Typewriter, Ink, or Ball Point Pen

Form 3877  
Domestic USPS Firm Mailing Book

Name and Address of Sender: **JOSEPH A GOLDBECK JR-**  
**MELLON INDEPENDENCE CENT**  
**701 MARKET ST STE 5000**  
**PHILADELPHIA, PA 19106**

Permit Number **Ascent - MAC v7.20.7.20.I**

Sequence Number **1555A**

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value	Sender Insur./Register	Charges Due	Total
55658MG1-25	71114342363000199408	GREENAWALT, MELISA 2371 S. Filbert Street Allentown, PA 18103	C RRE	2.65 0.85	0.41				3.91
53867WP1-18	71114342363000199415	PRESCOTT, WALTER H. 7114 Penarth Avenue Upper Darby, PA 19082	C RRE	2.65 0.85	0.41				3.91
55848LB1-10	71114342363000199422	BOND, LEE ANTHONY 103 Boyer Street Summerdale, PA 17093	C RRE	2.65 0.85	0.41				3.91
54199NM12-13	71114342363000199439	MELTON, NICOLE 109 Spangler Lane Howard, PA 16841	C RRE	2.65 0.85	0.41				3.91
55490RE12-12	71114342363000199446	EVERLY, RONALD L. 504 Harvard Street Lewistown, PA 17044	C RRE	2.65 0.85	0.41				3.91
55490HE12-12	71114342363000199453	EVERLY, HOLLY J. 504 Harvard Street Lewistown, PA 17044	C RRE	2.65 0.85	0.41				3.91
WM0930BM1-4	71114342363000199460	MARTIN, BETH A. 705 Stone Street Osceola Mills, PA 16666	C RRE	2.65 0.85	0.41				3.91
WM0930EM1-4	71114342363000199477	MARTIN JR., EDWARD F. 705 Stone Street Osceola Mills, PA 16666	C RRE	2.65 0.85	0.41				3.91
Page Totals:	8			28.00	3.28				31.28
Cumulative Totals:	24			84.00	9.84				93.84

Page 3



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY \*  
Plaintiff \*  
vs. \* NO. 06-1915-CD  
BETH A. MARTIN and EDWARD F. MARTIN, JR., \*  
Defendants \*

O R D E R

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the  
Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.**  
by:

1. Publication one time in The Progress (Clearfield) and the Clearfield  
County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street,  
Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as  
705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the  
date of publication and mailing and is to be done by Plaintiff's attorney, who will file  
Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true  
and attested copy of the original  
statement filed in this case.

JUN 26 2007

Attest.

*William L. Ammerman*  
Prothonotary/  
Clerk of Courts

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

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

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

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: December 5, 2007

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20671

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/5/2005

LEVY TAKEN 10/22/2007 @ 8:50 AM

POSTED 10/22/2007 @ 8:53 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 5/2/2008

DATE DEED FILED **NOT SOLD**

**FILED**  
07/28/07  
MAY 02 2008  
S  
William A. Shaw  
Prothonotary/Clerk of Courts

**DETAILS**

10/22/2007 @ 8:54 AM SERVED BETH A. MARTIN

SERVED BETH A. MARTIN, DEFENDANT, AT HER RESIDENCE 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA, BY HANDING TO BETH A. MARTIN

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

10/25/2007 @ SERVED EDWARD F. MARTIN, JR.

SERVED EDWARD F. MARTIN, JR. BY REG & CERT MAIL PER COURT ORDER TO 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA. CERT #70060810000145073381 RETURNED UNCLAIMED 11/19/07.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY.

@ SERVED

NOW, JANUARY 4, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 4, 2008 TO MARCH 7, 2008.

@ SERVED

NOW, FEBRUARY 26, 2008 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MARCH 7, 2008 DUE TO BANKRUPTCY FILING.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 20671

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

SHERIFF HAWKINS \$235.91

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
By Cynthia Bittel - Deputy  
Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

In the Court of Common Pleas of  
Clearfield County

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

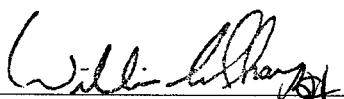
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	<u>\$56,681.20</u>
Interest From <u>09/29/2007</u>	
Through Date of Sale	
(Costs to be added)	
Prothonotary costs	<u>139.00</u>

Dated: 10/15/07

  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy \_\_\_\_\_

Received this writ this 5<sup>th</sup> day  
of October A.D. 2007  
2:00 A.M./P.M.

Chesler A. Hawkeis  
Sheriff by Cynthia Ritter, Deputy Sheriff

Term  
No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortagor(s)

705 Stone Street Oseola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$ <u>556,681.20</u>
INTEREST from	\$ _____
COSTS PAID:	\$ <u>139.00</u>
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	\$ _____
Judg. Fee	\$ _____
Cr.	\$ _____
Sat.	\$ _____

Joseph A. Goldbeck, Jr.  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME BETH A. MARTIN

NO. 06-1915-CD

NOW, May 02, 2008, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Beth A. Martin And Edward F. Martin, Jr. to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	56,681.20
SERVICE	15.00	INTEREST @ 16.4600	0.00
MILEAGE	19.40	FROM TO	
LEVY	15.00	ATTORNEY FEES	
MILEAGE	19.40	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	12.11	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		<b>TOTAL DEBT AND INTEREST</b>	<b>\$56,721.20</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	367.54
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	20.00	TAXES - TAX CLAIM	
MISCELLANEOUS		DUE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$235.91</b>	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
ACKNOWLEDGEMENT		DEED COSTS	0.00
REGISTER & RECORDER		SHERIFF COSTS	235.91
TRANSFER TAX 2%	0.00	LEGAL JOURNAL COSTS	144.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	PROTHONOTARY	139.00
		MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,026.45</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

**COPY**

DEUTSCHE BANK NATIONAL TRUST COMPANY

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN, JR.,

Defendants

\* NO. 06-1915-CD

O R D E R

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street, Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as 705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

JUN 26 2007

Attest.

*William L. Ober*  
Prothonotary/  
Clerk of Courts



CHESTER A. HAWKINS

SHERIFF

COURTHOUSE

1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830

7006 0810 0001 4507 3381



EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCEOLA MILLS, PA 16666

ED  
CLEARFIELD  
PA  
16830

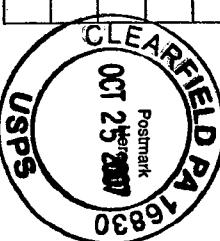
1st NOTICE 10-24-07  
2nd NOTICE 10-31-07  
RETURNED 11-12



Has  
US POSTAGE  
PA 16830  
\$05.38  
10-25-07  
6830

UNC

7006	0810	0001	4507	3381
<p>U.S. Postal Service<sup>TM</sup> <b>CERTIFIED MAIL<sup>TM</sup> RECEIPT</b> (Domestic Mail Only) No Insurance Coverage Provided</p> <p>For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p>				
Postage	\$ .58			
Certified Fee				
Return Receipt Fee (Endorsement Required)				
Restricted Delivery Fee (Endorsement Required)				
Total Postage & Fees	\$ 5.38			



Sent To

EDWARD F. MARTIN, JR.  
Street, Apt No: \_\_\_\_\_  
or PO Box No: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

PS Form 3800, June 2002

See Reverse for Instructions

DEPARTMENT OF DEFENSE MAIL CENTER  
ST. LOUIS, MO 63136-0000  
1991 RELEASE UNDER E.O. 14176

SENDER COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EDWARD F MARTIN, JR.  
705 STONE STREET  
OSCEOLA MILLS, PA 16666

A. Signature	<input type="checkbox"/> Agent
X	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
	<input type="checkbox"/> Yes
D. Is delivery address different from item 1?	<input type="checkbox"/> No
If YES, enter delivery address below:	

3. Service Type

<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input type="checkbox"/> Yes	

4. Restricted Delivery? (Extra Fee)

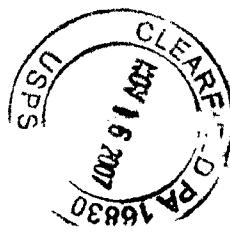
7006 0810 0001 4507 3381

102595-02-M-1540

2. Article Number  
(Transfer from service label)

Domestic Return Receipt

PS Form 3811, February 2004



**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

January 4, 2008

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

**Property address:**

*705 Stone Street  
Osceola Mills, PA 16666*

**Sheriff's Sale Postpone Date: March 07, 2008**

Dear Sir/Madam:

Kindly **POSTPONE**, due to a bankruptcy filing, the above-captioned Sheriff's Sale scheduled for January 04, 2008 to March 07, 2008.

Thank you for your cooperation.

Very truly yours,  
Goldbeck McCafferty & McKeever

BY: Joseph A. Goldbeck, Jr.  
JOSEPH A. GOLDBECK, JR.

JAG/bethm

cc:

BETH A. MARTIN & EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

Jason J. Mazzei, Esq.  
jasonm@debt-be-gone.com

Bankruptcy Information: Chapter 13, Case Number #08-70004 – Western District, Filing Date: 01/03/2008

**GOLDBECK McCAFFERTY & McKEEVER**  
A Professional Corporation  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322  
(215) 627-7734 (Fax)

February 26, 2008

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

Property address:

705 Stone Street  
Osceola Mills, PA 16666

**Sheriff's Sale Date: March 07, 2008**

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I have collected \$0.00 towards my client's debt. The bankruptcy filing information is as follows:

Date filed: January 03, 2008  
Case number: 08-70004  
Chapter: 13  
Judge:

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/Nicole e

cc: Patricia Rojo  
WASHINGTON MUTUAL  
Acct. #0696990936

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

FILED *Enr*

OCT 06 2009

10/12/09/w  
William A. Shaw  
Prothonotary/Clerk of Courts

ccma to AATS  
ccma to SHFF

w/6 wma

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$56,681.20

Interest from

10/03/2009 to Date of  
Sale at 10.6000%

(Costs to be added)

**Prothonotary costs**

\$159.-

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney for Plaintiff

Term  
No. 2006-1915-CD  
**IN THE COURT OF COMMON PLEAS**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

Michael T. McKeever  
\_\_\_\_\_  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	\$56,681.20
------------	-------------

Interest From 10/03/2009  
Through Date of Sale

(Costs to be added)

**Prothonotary costs \$159.00**



\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 10-6-09

Deputy \_\_\_\_\_

Term  
No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

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

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortagor(s)

705 Stone Street Osceola Mills, PA 16666

WREIT OF EXECUTION  
(Mortgage Foreclosure)

\$56,681.20

REAL DEBT  
INTEREST from \_\_\_\_\_  
COSTS PAID:

\$ \_\_\_\_\_

PROTHY

SHERIFF

STATUTORY

COSTS DUE PROTHY  
Office of Judicial Support

Judg. Fee

Cr.

Sat.

Michael T. McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006-1915-CD

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Michael T. McKeever, Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Michael T. McKeever  
Attorney for plaintiff

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**(Mortgagor(s) and Record Owner(s))**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the  
praecipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: October 2, 2009



---

GOLDBECK McCAFFERTY & MCKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and  
Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**FILED**  
m12/4/07  
JAN 07 2010  
S  
William A. Shaw  
Prothonotary/Clerk of Courts  
NO CC  
LM

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

*PER CINDY @ SO (1/12/09)*

Personal Service by the Sheriff's Office/competent adult (copy of return attached).  
 Certified mail by Michael T. McKeever (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).  
 Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Keith C. Halil*

BY: Keith C. Halil

Legal Secretary

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt										
OLD BECK JITE 5000 111 MARKET STREET PHILADELPHIA, PA 2106-1532		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation												
Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee				
1.	MARTIN, BETH A. 705 Stone Street Osceola Mills, PA 16666	DOMESTIC RELATIONS OF CLEARFIELD	705 Stone Street Osceola Mills, PA 16666	TENANTS/OCCUPANTS 705 Stone Street Osceola Mills, PA 16666	LONG BEACH MORTGAGE COMPANY 1400 S. DOUGLASS ROAD SUITE 100 ANAHEIM, CA 92806											
2.	MARTIN JR., EDWARD F. 705 Stone Street Osceola Mills, PA 16666	COUNTY	230 E. Market Street Clearfield, PA 16830													
3.		PA DEPARTMENT OF PUBLIC WELFARE	Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675													
4.																
5.																
6.																
7.																
8.																
								Postmaster, Per (Name of receiving employee)								
								Total Number of Pieces Received at Post Office								
								Total Number of Pieces Listed by Sender								

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Scanned Date: 01/08/2010

W/M-0303 Cleburne County  
DETULIA MARTIN & EDWARD E MARTIN - 18  
Sale Date

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:

- Certified
- Recorded Delivery (International)
- COD
- Registered
- Delivery Confirmation
- Return Receipt for Merchandise
- Express Mail
- Signature Confirmation
- Insured

Attach Stamp Here  
 (if issued as a  
 certificate of mailing,  
 or to additional copies  
 of this bill)  
 Postmark and

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	LONG BEACH MORTGAGE COMPANY 2210 Enterprise Drive Mailstop FSC0170 Florence, SC 29801											
2.												
3.												
4.												
5.												
6.												
7.												
8.												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

WM-0930 Clearfield County Sale Date: 01/08/2010

BETH A. MARTIN & EDWARD F. MARTIN JR.

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: January 6, 2010

  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever, Esq.  
Attorney for Plaintiff

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FILED Atty pd  
M 13.22.61 20.00  
SEP 09 2010  
ICC D/C  
William A. Shaw  
Prothonotary/Clerk of Courts  
Writs w/  
Prop. desc.  
to Sheriff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**PRAECIPE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$56,681.20

Interest from  
**09/03/2010** to Date of  
Sale at 10.6000%

(Costs to be added)

174.00 Prothonotary costs

By:

GOLDBECK MCCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

No. 2006-1915-CD  
**IN THE COURT OF COMMON PLEAS**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

---

Michael T. McKeever  
Attorney for Plaintiff

---

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

COPY

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	
	<u>\$56,681.20</u>
Interest From 09/03/2010	
Through Date of Sale	

(Costs to be added)

Prothonotary costs 174.00

*Willie Shaffer BDA*

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 9/4/10

Deputy \_\_\_\_\_

No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortagor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$ 56,681.20
INTEREST from	
COSTS PAID:	
PROTHY	\$ 179.00
SHERIFF	
STATUTORY	
COSTS DUE PROTHY	
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

Goldbeck McCafferty & McKeever  
BY: Michael T. McKeever  
Attorney I.D. #56129  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.  
Defendant(s)

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the  
praecipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

S FILED  
09/13/2010 NO CC  
SEP 09 2010

William A. Shaw  
Prothonotary/Clerk of Courts

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: September 2, 2010

  
\_\_\_\_\_  
Martin Hynes

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21052  
NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 10/6/2009

LEVY TAKEN 11/2/2009 @ 9:55 AM

POSTED 11/2/2009 @ 9:55 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 10/27/2010

DATE DEED FILED **NOT SOLD**

5  
**FILED**  
01/8/48 AM  
OCT 27 2010  
W.A. Shaw  
Prothonotary/Clerk of Courts  


**DETAILS**

11/12/2009 @ 10:30 AM SERVED BETH A. MARTIN

SERVED BETH A. MARTIN, DEFENDANT, AT HER RESIDENCE 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO PAMELA GRANNIS, MOTHER/ADULT AT RESIDENCE

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

11/12/2009 @ 10:30 AM SERVED EDWARD F. MARTIN, JR.

SERVED EDWARD F. MARTIN, JR DEFENDANT, AT HIS RESIDNECE 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO PAMELA GRANNIS, MOTHER-IN-LAW/ADULT AT RESIDENCE

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

@ SERVED

NOW, JANUARY 7, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 8, 2010 TO MARCH 5, 2010.

@ SERVED

NOW, MARCH 3, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR MARCH 5, 2010 TO MAY 7, 2010.

@ SERVED

NOW, APRIL 14, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR MAY 7, 2010.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21052  
NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

SHERIFF HAWKINS \$278.92

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
by *Amber Bitter-Cayhulca*  
Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	\$56,681.20
Interest From 10/03/2009 Through Date of Sale	

(Costs to be added)

Prothonotary costs \$159.00



Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 10-6-09

Deputy \_\_\_\_\_

Received this writ this 6th day  
of October A.D. 2009  
At 3:00 A.M./P.M.

Chesler A. Hawkeis  
Sheriff by Cynthia Butler-Cayholt

Term  
No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN, JR.

Mortagor(s)  
705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION (Mortgage Foreclosure)	
REAL DEBT	\$56,681.20
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Michael T. McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mille, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME BETH A. MARTIN

NO. 06-1915-CD

NOW, October 27, 2010, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Beth A. Martin And Edward F. Martin, Jr. to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	56,681.20
SERVICE	15.00	INTEREST @	0.00
MILEAGE	22.00	FROM TO	
LEVY	15.00	ATTORNEY FEES	
MILEAGE	22.00	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	7.92	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE	22.00	MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		<b>TOTAL DEBT AND INTEREST</b>	<b>\$56,721.20</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	383.50
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	40.00	TAXES - TAX CLAIM	
MISCELLANEOUS		ASSESSMENT FEE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$278.92</b>	LIEN SEARCH	200.00
		ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	278.92
REGISTER & RECORDER		LEGAL JOURNAL COSTS	216.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	159.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	80.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,317.42</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

**GOLDBECK McCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

January 7, 2010

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

**BOOK WRIT**

RE: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1**  
vs.  
**BETH A. MARTIN and EDWARD F. MARTIN JR.**  
No. 2006-1915-CD

**Property address:**

**705 Stone Street  
Osceola Mills, PA 16666**

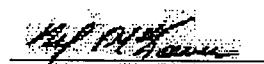
**Sheriff's Sale Date: January 08, 2010**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 08, 2010 to March 05, 2010.

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/genm

cc: **Patricia Rojo  
WASHINGTON MUTUAL**

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

March 3, 2010

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

**BOOK WRIT**

RE: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1**  
vs.  
**BETH A. MARTIN and EDWARD F. MARTIN JR.**  
No. 2006-1915-CD

**Property address:**

**705 Stone Street  
Osceola Mills, PA 16666**

**Sheriff's Sale Date: March 05, 2010**

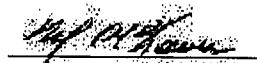
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for March 05, 2010 to May 07, 2010.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very truly yours,

  
Michael T. McKeever

MTM/genm

cc: **Patricia Rojo  
WASHINGTON MUTUAL**

**GOLDBECK McCAFFERTY & MCKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

April 14, 2010

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
No. 2006-1915-CD

Property address:

705 Stone Street  
Osceola Mills, PA 16666

Sheriff's Sale Date: May 07, 2010

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

  
MICHAEL T. MCKEEVER

MTM/genm

cc: Patricia Rojo  
WASHINGTON MUTUAL

GOLDBECK McCAFFERTY & McKEEVER  
BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and  
Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

FILED  
11:41 P.M. 68  
NOV 23 2010 NO CC  
William A. Shaw  
Prothonotary/Clerk of Courts  
68

WM-0930  
CF: 11/17/2006  
SD: 12/03/2010  
\$56,681.20

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

CERTIFICATE OF SERVICE  
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

*Per-CINDY QSO (09/30/2010)*

Personal Service by the Sheriff's Office/competent adult (copy of return attached).  
 Certified mail by Michael T. McKeever (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).  
 Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Keith C. Halili*

BY: Keith C. Halili  
Legal Secretary

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: November 19, 2010

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Keith C. Halili  
Legal Secretary

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

Goldbeck McCafferty & McKeever  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

FILED

FEB 28 2011  
1/2056  
William A. Shaw  
Prothonotary/Clerk of Courts  
Court of Common Pleas

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$56,681.20

Interest from  
09/29/2007 to Date of  
Sale at 10.6000%

(Costs to be added)

Prothonotary costs

199.00

By:

GOLDBECK MCCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

No. 2006-1915-CD  
**IN THE COURT OF COMMON PLEAS**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

---

**PRAECLPTE FOR WRIT OF EXECUTION**  
(Mortgage Foreclosure)

---

Goldbeck McCafferty & McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

William A Shaw  
Prothonotary/Clerk of Courts

Feb 28 2011

FILED

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	<u>\$56,681.20</u>
------------	--------------------

Interest From 09/29/2007  
Through Date of Sale

(Costs to be added)

Prothonotary costs  
199.00

Dated: 2-28-11

  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

~~Deputy~~

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortagor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$56,681.20
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Goldbeck McCafferty & McKeever  
Attorney for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

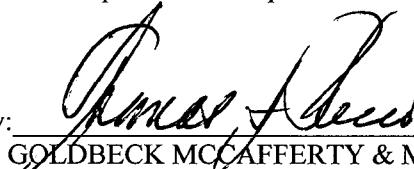
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2006-1915-CD

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By:

  
GOLDBECK McCAFFERTY & MCKEEVER  
Michael McKeever Pa. ID 56129  
Gary McCafferty Pa. ID 42386  
Lisa Lee Pa. ID 78020  
Kristina Murtha Pa. ID 61858  
David Fein Pa. ID 82628  
Thomas Puleo Pa. ID 27615  
Attorneys for Plaintiff

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
(**Mortgagor(s) and Record Owner(s)**)  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the  
praeceipe for the writ of execution was filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street

Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

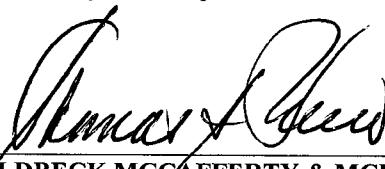
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: February 21, 2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

WM-0930  
CF: 11/17/2006  
SD: 05/06/2011  
\$56,681.20

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and  
Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

FILED

APR 25 2011

4/12/2011  
William A. Shaw  
Prothonotary/Clerk of Courts  
No 4/12/2011

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

Personal Service by the Sheriff's Office/competent adult (copy of return attached). *Per Cindy @ SO (03/29/2011) - BETH ONLY*  
 Certified mail by Michael T. McKeever (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

Premises was posted by Sheriff's Office/competent adult (copy of return attached). *Per Cindy @ SO (03/14/11) - EDWARD ONLY*  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).  
 Published in accordance with court order (copy of publication attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Michael T. McKeever, Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

*Keith C. Halili*  
BY: Keith C. Halili  
Legal Secretary

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Article Number	Check type of mail or service:							Affix Stamp Here (if issued as a certificate of mailing, or for additional copies of this bill)												
	<input type="checkbox"/> Certified	<input type="checkbox"/> COD	<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Recorded Delivery (International)	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation	Date of Receipt	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee
1.	DOMESTIC RELATIONS OF CLEARFIELD COUNTY 230 E. Market Street Clearfield, PA 16830																			
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675																			
3.	LONG BEACH MORTGAGE COMPANY 1400 S. DOUGLASS ROAD SUITE 100 ANAHEIM, CA 92806																			
4.	LONG BEACH MORTGAGE COMPANY 2210 Enterprise Drive Mailstop FSC0170 Florence, SC 29801																			
5.	TENANTS/OCCUPANTS 705 Stone Street Osceola Mills, PA 16666																			
6.																				
7.																				
8.																				
Total Number of Pieces Listed by Sender <i>5</i>		Total Number of Pieces Received at Post Office <i>5</i>		Postmaster, Ref (Name of receiving employee) <i>Beth A. Martin &amp; Edward F. Martin Jr.</i>																

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

VM-0930 Clearfield County Sale Date: 05/06/2011  
BETH A. MARTIN & EDWARD F. MARTIN JR.

Complete by Typewriter, Ink, or Ball Point Pen



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN, JR.,

Defendants

\* NO. 06-1915-CD

O R D E R

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street, Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as 705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

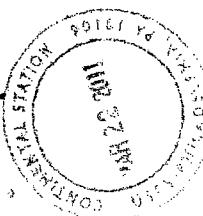
JUN 26 2007

Attest.

*William L. Bissell*  
Prothonotary/  
Clerk of Courts

Mailer's Name and Address:		Permit Number:	MAC Cert. Ver. Num.	
Goldbeck McCafferty & McKeever 701 Market Street PHILADELPHIA, PA 19106		969005937	SendSuite - MAC v6.00.6.01.J	
		Sequence Number: 0000911		

Pc ID #/ Article #	Addressee Name Delivery Address	Postage	ES Type	ES Fee	Insured Value	Due Sender	Total Charge
97142CL6-7 9171082133393896980284	LANE, CHRISTIPHER D. 4703 Sheffield Street Philadelphia, PA 19136	0.440	C	□2.800 ERR	□1.100		0.00 4.340
97142UA6-7 9171082133393896980291	THE UNITED STATES OF AMERICA 615 Chestnut Street, Suite 125 Philadelphia, PA 19106	0.440	C	□2.800 ERR	□1.100		0.00 4.340
98097PS6-10 9171082133393896980024	STEPHANS, PAUL 238 Riverwoods Drive New Hope, PA 18939	0.440	C	□2.800 ERR	□1.100		0.00 4.340
98097UA6-10 9171082133393896980017	UNITED STATES OF AMERICA 615 Chestnut Street, Suite 125 Philadelphia, PA 19106	0.440	C	□2.800 ERR	□1.100		0.00 4.340
98271LP7-15 9171082133393896980406	PENATZER, LINDA 206 11th Street Windber, PA 15963	0.440	C	□2.800 ERR	□1.100		0.00 4.340
98271PP7-15 9171082133393896980413	PENATZER, PHILIP 206 11th Street Windber, PA 15963	0.440	C	□2.800 ERR	□1.100		0.00 4.340
99372RV6-7 9171082133393896980277	VERDEJO, ROBERTO 1452 North Lawrence Street Philadelphia, PA 19122	0.440	C	□2.800 ERR	□1.100		0.00 4.340
SPS0334JL5-26 9171082133393896980475	LANESE, JILL C/O ANDREW M. CARROLL, ESQUIRE 1228 BERLIN ROAD VOORHEES, NJ 08043	0.440	C	□2.800 ERR	□1.100		0.00 4.340
SPS0334JL5-26.2 9171082133393896980499	JILL LANESE 102 WOODS WAY STROUDSBURG, PA 18360	0.440	C	□2.800 ERR	□1.100		0.00 4.340
SPS0334UA5-26 9171082133393896980482	THE UNITED STATES OF AMERICA Suite 217, Federal Bldg. 228 Walnut Street Harrisburg, PA 17108-175	0.440	C	□2.800 ERR	□1.100		0.00 4.340
WM0930BM5-6 9171082133393896927036	MARTIN, BETH A. 705 Stone Street Osceola Mills, PA 16666	0.440	C	□2.800 ERR	□1.100		0.00 4.340
WM0930EM5-6 9171082133393896927029	MARTIN JR., EDWARD F. 705 Stone Street Osceola Mills, PA 16666	0.440	C	□2.800 ERR	□1.100		0.00 4.340



Page Totals:	12	5.280	46.800	52.080
Cum Totals:	57	25.080	222.300	247.380

• **GOLDBECK McCAFFERTY & McKEEVER**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1, Plaintiff in the above action, by and through an authorized employee of its  
attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was  
filed the following information concerning the real property located at:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

(attach separate sheet if more space is needed)

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.

DATED: April 21, 2011

  
GOLDBECK McCAFFERTY & MCKEEVER  
BY: Keith C. Halili  
Legal Secretary



# IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21237

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

## SHERIFF RETURN

DATE RECEIVED WRIT: 9/10/2010

LEVY TAKEN 9/30/2010 @ 10:46 AM

POSTED 9/30/2010 @ 10:46 AM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 6/27/2011

DATE DEED FILED NOT SOLD

FILED

09/10/11 am  
JUN 27 2011

William A. Shaw  
Prothonotary/Clerk of Courts

## DETAILS

9/30/2010 @ 10:46 AM SERVED BETH A. MARTIN

SERVED BETH A. MARTIN, DEFENDANT, AT HER RESIDENCE 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BETH A. MARTIN

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

9/30/2010 @ 10:46 AM SERVED EDWARD F. MARTIN, JR.

SERVED EDWARD F. MARTIN, JR., DEFENDANT, AT HIS RESIDENCE 705 STONE STREET, OSCEOLA MILLS, CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BETH MARTIN, WIFE/CO-DEFENDANT

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

@ SERVED

NOW, NOVEMBER 30, 2010 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR DECEMBER 3, 2010 TO JANUARY 7, 2011.

@ SERVED

NOW, JANUARY 10, 2011 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE SCHEDULED FOR JANUARY 7, 2011 TO FEBRUARY 4, 2011.

@ SERVED

NOW, JANUARY 20, 2011 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE SCHEDULED FOR FEBRUARY 4, 2011.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21237  
NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

SHERIFF HAWKINS \$251.60

SURCHARGE \$40.00 PAID BY ATTORNEY

So Answers,

*Chester A. Hawkins*  
by Andrew Butter, Deputy Sheriff  
Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

In the Court of Common Pleas of  
Clearfield County

vs.

No. 2006-1915-CD

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

**To the Sheriff of Clearfield County, Pennsylvania**

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

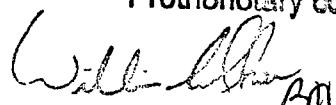
See Exhibit "A" attached

AMOUNT DUE	
	<u>\$56,681.20</u>

Interest From 09/03/2010  
Through Date of Sale

(Costs to be added)

Prothonotary costs 174.00



Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 9/9/10

Deputy \_\_\_\_\_

Received this writ this 10<sup>th</sup> day  
of September A.D. 2010  
At 10:00 A.M.

Chasta A. Hawkins  
Sheriff by Amberlyn Butta - Asst. Sheriff

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME BETH A. MARTIN

NO. 06-1915-CD

NOW, June 27, 2011, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Beth A. Martin And Edward F. Martin, Jr. to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	56,681.20
SERVICE	15.00	INTEREST @	0.00
MILEAGE	20.00	FROM TO	
LEVY	15.00	ATTORNEY FEES	
MILEAGE	20.00	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	6.60	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE		MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		<b>TOTAL DEBT AND INTEREST</b>	<b>\$56,721.20</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	383.50
BILLING/PHONE/FAX	5.00	TAXES - COLLECTOR	
CONTINUED SALES	40.00	TAXES - TAX CLAIM	
MISCELLANEOUS		ASSESSMENT FEE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$251.60</b>	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	251.60
REGISTER & RECORDER		LEGAL JOURNAL COSTS	216.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	179.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,170.10</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

November 30, 2010

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX

Clearfield

**BOOK WRIT**

**RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD**

**Property address:**

**705 Stone Street  
Osceola Mills, PA 16666**

**Sheriff's Sale Date: December 03, 2010**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for December 03, 2010 to January 07, 2011.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jenb

cc: Patricia Rojo  
WASHINGTON MUTUAL

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

**GOLDBECK McCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

January 6, 2011

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX

Clearfield

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

**Property address:**

*705 Stone Street  
Osceola Mills, PA 16666*

Sheriff's Sale Date: January 07, 2011

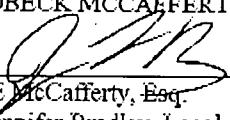
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 07, 2011 to February 04, 2011.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
Gary E. McCafferty, Esq.  
By: Jennifer Bradley, Legal Assistant

cc: Patricia Rojo  
WASHINGTON MUTUAL

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

**GOLDBECK McCAFFERTY & MCKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

January 28, 2011

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX

Clearfield

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

**Property address:**

705 Stone Street  
Osceola Mills, PA 16666

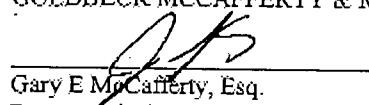
Sheriff's Sale Date: February 04, 2011

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 0.00 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
Gary E McCafferty, Esq.  
By: Jennifer Bradley, Legal Assistant

cc: Patricia Rojo  
WASHINGTON MUTUAL

BETH A. MARTIN  
705 Stone Street  
Osceola Mills, PA 16666  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21317

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

VS.

DEFENDANT: BETH A MARTIN AND EDWARD F MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

DATE RECEIVED WRIT: 2/28/2011

LEVY TAKEN 3/14/2011 @ 1:30 PM

POSTED 3/14/2011 @ 1:30 PM

SALE HELD

SOLD TO

SOLD FOR AMOUNT PLUS COSTS

WRIT RETURNED 10/18/2011

DATE DEED FILED

PROPERTY ADDRESS 705 STONE STREET OSCEOLA MILLS , PA

**FILED**  
010-47801  
S OCT 18 2011  
William A. Shaw  
Prothonotary/Clerk of Courts

**SERVICES**

SEE ATTACHED SHEET(S) OF SERVICES

SHERIFF HAWKINS \$281.14

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

Day of 2011

*Chester A. Hawkins*  
Chester A. Hawkins  
Sheriff  
*by Amitha Rutherford*

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAE LOAN TRUST 2006-1  
vs  
BETH A MARTIN AND EDWARD F MARTIN, JR.

---

1 @ SERVED BETH A. MARTIN

DEPUTIES UNABLE TO SERVE BETH A. MARTIN, DEFENDANT, AT 705 STONE STREET, OSCEOLA MILLS,  
CLEARFIELD COUNTY, PENNSYLVANIA THE HOUSE WAS VACANT.

---

2 3/23/2011 @ SERVED EDWARD F. MARTIN, JR.

SERVED EDWARD F. MARTIN, JR. BY REG & CERT MAIL PER COURT ORDER TO 705 STONE STREET, OSCEOLA  
MILLS, PA 16666 CERT #70083230000335899752 SIGNED FOR BY BETH MARTIN

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY.

---

3 3/29/2011 @ 9:45 AM SERVED BETH A. MARTIN

SERVED BETH A. MARTIN, DEFENDANT, AT HER RESIDENCE 388 CLEARFIELD STREET, WALLACETON, CLEARFIELD  
COUNTY, PENNSYLVANIA BY HANDING TO BETH MARTIN

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY  
AND BY MAKING KNOW TO HIM / HER THE CONTENTS THEREOF.

---

@ SERVED

NOW, MAY 4, 2011 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF SALE  
SCHEDULED FOR MAY 6, 2011 TO JUNE 3, 2011.

---

@ SERVED

NOW, MAY 27, 2011 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO POSTPONE THE SHERIFF  
SALE SCHEDULED FOR JUNE 3, 2011 TO JULY 1, 2011.

---

@ SERVED

NOW, JUNE 24, 2011 RECEIVED A FAX LETTER FROM THE PLAINTIFF'S ATTORNEY TO STAY THE SHERIFF SALE  
SCHEDULED FOR JULY 1, 2011.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

To the Sheriff of Clearfield County, Pennsylvania

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE \$56,681.20

Interest From 09/29/2007  
Through Date of Sale

(Costs to be added)

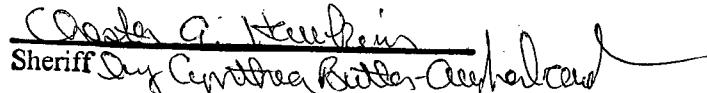
Prothonotary costs 199.00

  
\_\_\_\_\_  
Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Dated: 2-28-11

Deputy \_\_\_\_\_

Received this writ this 28<sup>th</sup> day  
of February A.D. 2011  
At 2:35 A.M./P.M.

  
\_\_\_\_\_  
Sheriff Centrica Butler-Auerhahn

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the west side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortgor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$56,681.20
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

Goldbeck McCafferty & McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME BETH A. MARTIN

NO. 06-1915-CD

NOW, October 17, 2011, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on , I exposed the within described real estate of Beth A Martin And Edward F Martin, Jr. to public venue or outcry at which time and place I sold the same to he/she being the highest bidder, for the sum of and made the following appropriations, viz:

**SHERIFF COSTS:**

**PLAINTIFF COSTS, DEBT AND INTEREST:**

RDR	15.00	DEBT-AMOUNT DUE	56,681.20
SERVICE	15.00	INTEREST @	0.00
MILEAGE	20.40	FROM TO	
LEVY	15.00	ATTORNEY FEES	
MILEAGE	20.40	PROTH SATISFACTION	
POSTING	15.00	LATE CHARGES AND FEES	
CSDS	10.00	COST OF SUIT-TO BE ADDED	
COMMISSION	0.00	FORECLOSURE FEES	
POSTAGE	14.24	ATTORNEY COMMISSION	
HANDBILLS	15.00	REFUND OF ADVANCE	
DISTRIBUTION	25.00	REFUND OF SURCHARGE	40.00
ADVERTISING	15.00	SATISFACTION FEE	
ADD'L SERVICE	15.00	ESCROW DEFICIENCY	
DEED		PROPERTY INSPECTIONS	
ADD'L POSTING		INTEREST	
ADD'L MILEAGE	11.10	MISCELLANEOUS	
ADD'L LEVY			
BID/SETTLEMENT AMOUNT		<b>TOTAL DEBT AND INTEREST</b>	<b>\$56,721.20</b>
RETURNS/DEPUTIZE			
COPIES	15.00	<b>COSTS:</b>	
	5.00	ADVERTISING	378.25
BILLING/PHONE/FAX	15.00	TAXES - COLLECTOR	
CONTINUED SALES	40.00	TAXES - TAX CLAIM	
MISCELLANEOUS		ASSESSMENT FEE	
<b>TOTAL SHERIFF COSTS</b>	<b>\$281.14</b>	LIEN SEARCH	100.00
		ACKNOWLEDGEMENT	
DEED COSTS:		DEED COSTS	0.00
ACKNOWLEDGEMENT		SHERIFF COSTS	281.14
REGISTER & RECORDER		LEGAL JOURNAL COSTS	135.00
TRANSFER TAX 2%	0.00	PROTHONOTARY	199.00
<b>TOTAL DEED COSTS</b>	<b>\$0.00</b>	MORTGAGE SEARCH	40.00
		MUNICIPAL LIEN	
		<b>TOTAL COSTS</b>	<b>\$1,133.39</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY \*  
Plaintiff \*

vs. \*  
BETH A. MARTIN and EDWARD F. MARTIN, JR., \*  
Defendants \*

NO. 06-1915-CD

O R D E R

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the  
Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.**  
by:

1. Publication one time in The Progress (Clearfield) and the Clearfield  
County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street,  
Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as  
705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the  
date of publication and mailing and is to be done by Plaintiff's attorney, who will file  
Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman

FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true  
and attested copy of the original  
statement filed in this case.

JUN 26 2007

Attest.

*William L. Boe*  
Prothonotary/  
Clerk of Courts

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired:
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCEOLA MILLS, PA 16666

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Beth Martin*
 Agent  
 Addressee

B. Received by (Printed Name)

*Beth Martin*C. Date of Delivery  
3-23-11D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service label)

7008 3230 0003 3589 9752

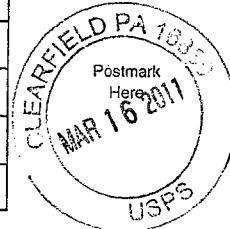
PS Form 3811, February 2004 // / / / / Domestic Return Receipt

102595-02-M-1540

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage	\$ 61
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.71



Sent To	EDWARD F. MARTIN, JR. 705 STONE STREET OSCEOLA MILLS, PA 16666
Street, Apt. No.; or PO Box No.	EDWARD F. MARTIN, JR.
City, State, ZIP+4	705 STONE STREET OSCEOLA MILLS, PA 16666

PS Form 3800, August 2006

See Reverse for Instructions

**GOLDBECK McCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 - MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

May 3, 2011

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX 814-765-5915

Clearfield

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
No. 2006-1915-CD

Property address:

705 Stone Street  
Osceola Mills, PA 16666

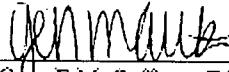
**Sheriff's Sale Date: May 06, 2011**

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 06, 2011 to June 03, 2011.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
\_\_\_\_\_  
Gary E McCafferty, Esq.  
By: Gen Mautz, Legal Assistant

cc:

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

**GOLDBECK McCAFFERTY & MCKEEVER**  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734

May 27, 2011

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

Property address:

705 Stone Street  
Osceola Mills, PA 16666

Sheriff's Sale Date: June 03, 2011

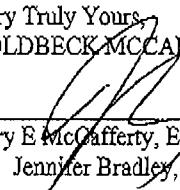
Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for June 03, 2011 to July 01, 2011.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1, 2007.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
Gary E McCafferty, Esq.  
By: Jennifer Bradley, Legal Assistant

cc:

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

**GOLDBECK McCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
**SUITE 5000 - MELLON INDEPENDENCE CENTER**  
**701 MARKET STREET**  
**PHILADELPHIA, PA. 19106-1532**  
**(215) 627-1322**  
**FAX (215) 627-7734**

June 23, 2011

Clearfield

Chester A. Hawkins  
SHERIFF OF CLEARFIELD COUNTY  
Sheriff's Office  
230 E. Market Street  
Clearfield, PA 16830  
FAX

**BOOK WRIT**

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
vs.  
BETH A. MARTIN and EDWARD F. MARTIN JR.  
Term No. 2006-1915-CD

**Property address:**

*705 Stone Street  
Osceola Mills, PA 16666*

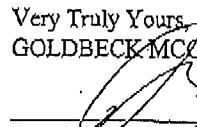
Sheriff's Sale Date: July 01, 2011

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 0.00 towards my client's debt.

Thank you for your cooperation.

Very Truly Yours,  
GOLDBECK McCAFFERTY & MCKEEVER

  
\_\_\_\_\_  
Gary E. McCafferty, Esq.  
By: Jennifer Bradley, Legal Assistant

cc:

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

PRAECLPICE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P 3180-3183

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**  
705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-1915-CD

FILED <sup>RE</sup>

NOV 14 2012

W. A. Shaw  
Prothonotary/Clerk of Courts  
No. CCR (copy)

Issued 6 Writs to  
STAFF.

**PRAECLPICE FOR WRIT OF EXECUTION**

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$56,681.20

Interest from  
9/29/2007 to Date of  
Sale at 10.6000%

(Costs to be added)

*PROTHONOTARY COSTS \$219.00*

By:

**KML LAW GROUP, P.C.**

Michael McKeever Pa. ID 56129

Jay E. Kvitz Pa. ID 26769

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Joshua I. Goldman Pa. ID 205047

Jill P. Jenkins Pa. ID 306588

**Attorneys for Plaintiff**

No. 2006-1915-CD  
IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.  
(Mortgagor(s) and Record Owner(s))  
705 Stone Street  
Osceola Mills, PA 16666

---

**PRAECIPE FOR WRIT OF EXECUTION**  
**(Mortgage Foreclosure)**

---

---

KML Law Group, P.C.  
Attorney for Plaintiff

---

**KML Law Group, P.C.**  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

In the Court of Common Pleas of  
Clearfield County

No. 2006-1915-CD

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

To the Sheriff of Clearfield County, Pennsylvania

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	<u>\$56,681.20</u>
------------	--------------------

Interest From <u>9/29/2007</u>	
Through Date of Sale	

(Costs to be added)

*Prothonotary Costs \$219.00*  
*Cole*

Dated: Nov. 14, 2012

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

*Deputy*

No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Montagor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION  
(Mortgage Foreclosure)

REAL DEBT	\$56,681.20
INTEREST from	\$_____
COSTS PAID:	\$_____
PROTHY	\$_____
SHERIFF	\$_____
STATUTORY	\$_____
COSTS DUE PROTHY	\$_____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

KML Law Group, P.C.  
Attorney for Plaintiff  
**KML Law Group, P.C.**  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21534

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

SHERIFF RETURN

DATE RECEIVED WRIT: 11/14/2012

LEVY TAKEN 11/28/2012 @ 1:47 PM

POSTED 11/28/2012 @ 1:47 PM

SALE HELD 2/1/2013

SOLD TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1

SOLD FOR AMOUNT \$1.00 PLUS COSTS

WRIT RETURNED 2/25/2013

DATE DEED FILED 2/25/2013

PROPERTY ADDRESS 705 STONE STREET OSCEOLA MILLS , PA 16666

FILED  
2/25/2013

William A. Shaw  
Prothonotary/Clerk of Courts

SERVICES

11/29/2012 @ 11:05 AM SERVED BETH A. MARTIN

SERVED BETH A. MARTIN, DEFENDANT, AT CLEARFIELD COUNTY COURTHOUSE, 1 NORTH SECOND ST., SUITE 116, CLEARFIELD,  
CLEARFIELD COUNTY, PENNSYLVANIA BY HANDING TO BETH MARTIN

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE, AND COPY OF THE LEVY AND BY MAKING  
KNOW TO HIM / HER THE CONTENTS THEREOF.

12/13/2012 @ SERVED EDWARD F. MARTIN, JR.

SERVED EDWARD F. MARTIN, JR., DEFENDANT, BY REG & CERT MAIL PER COURT ORDER TO 705 STONE STREET, OSCEOLA MILLS,  
CLEARFIELD COUNTY, PENNSYLVANIA. CERT #70120470000238146067. CERT RETD UNCLAIMED 12/24/12. REG MAIL RETD  
UNCLAIMED 12/20/12.

A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT OF EXECUTION, NOTICE OF SALE AND COPY OF THE LEVY AND BY MAKING  
KNOWN TO HIM THE CONTENTS THEREOF.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET # 21534

NO: 06-1915-CD

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2006-1

vs.

DEFENDANT: BETH A. MARTIN AND EDWARD F. MARTIN, JR.

Execution REAL ESTATE

**SHERIFF RETURN**

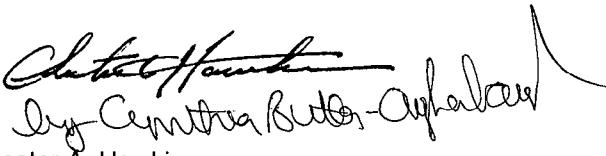
SHERIFF HAWKINS \$263.50

SURCHARGE \$40.00 PAID BY ATTORNEY

Sworn to Before Me This

So Answers,

\_\_\_\_ Day of \_\_\_\_\_ 2013

  
Chester A. Hawkins  
Sheriff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

In the Court of Common Pleas of  
Clearfield County

vs.

No. 2006-1915-CD

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Clearfield

To the Sheriff of Clearfield County, Pennsylvania

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

PREMISES: 705 Stone Street Osceola Mills, PA 16666

See Exhibit "A" attached

AMOUNT DUE	\$56,681.20
------------	-------------

Interest From 9/29/2007  
Through Date of Sale

(Costs to be added)

Prothonotary Costs \$219.00  


Dated: Nov. 14, 2012

Prothonotary, Common Pleas Court  
of Clearfield County, Pennsylvania

Deputy

Received this writ this 14<sup>th</sup> day  
of November A.D. 2012  
At 2:15 A.M./P.M.

Chester A. Hawkins  
Sheriff By: Cynthia Butter Aughlekey

No. 2006-1915-CD

IN THE COURT OF COMMON PLEAS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2006-1

vs.

BETH A. MARTIN and  
EDWARD F. MARTIN JR.

Mortagor(s)

705 Stone Street Osceola Mills, PA 16666

WRIT OF EXECUTION	
(Mortgage Foreclosure)	
REAL DEBT	\$56,681.20
INTEREST from	\$ _____
COSTS PAID:	\$ _____
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

KML Law Group, P.C.

Attorney for Plaintiff

KML Law Group, P.C.

Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

All that certain messuage, tenement and tract of land situate in the Borough of Osceola Mills, County of Clearfield, Commonwealth of Pennsylvania, more fully bounded and described as follows:

Beginning at a post corner of Lot known as Harry Burns Estate and on the East side of Stone Street; thence along the said Stone Street in a Northerly direction, a distance of 50 feet, to a post corner of lot of Peter O. Brine (O'Brien); thence in an Easterly direction along said lot of Peter O. Brine (O'Brien), a distance of 150 feet to a post on the West side of Edward Alley; thence along said Edward Alley in a Southerly direction, a distance of 50 feet to a post corner of lot, now Harry Burns Estate; thence in a Westerly direction along line of Harry Burns Estate, a distance of 150 feet to a post on East side of Stone Street and place of beginning.

TAX PARCEL #: 016-013-379-00063

PROPERTY ADDRESS: 705 STONE STREET, OSCEOLA MILLS, PA 16666

**REAL ESTATE SALE  
SCHEDULE OF DISTRIBUTION**

NAME BETH A. MARTIN NO. 06-1915-CD

NOW, February 25, 2013, by virtue of the Writ of Execution hereunto attached, after having given due and legal notice of time and place of sale by publication in a newspaper published in this County and by handbills posted on the premises setting for the date, time and place of sale at the Court House in Clearfield on February 01, 2013, I exposed the within described real estate of Beth A. Martin And Edward F. Martin, Jr. to public venue or outcry at which time and place I sold the same to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-1 he/she being the highest bidder, for the sum of \$1.00 plus costs and made the following appropriations, viz:

**SHERIFF COSTS:**

RDR SERVICE	15.00
MILEAGE	15.00
LEVY	33.30
MILEAGE	15.00
POSTING	22.20
CSDS	15.00
COMMISSION	10.00
POSTAGE	0.00
HANDBILLS	12.00
DISTRIBUTION	15.00
ADVERTISING	25.00
ADD'L SERVICE	15.00
DEED	30.00
ADD'L POSTING	
ADD'L MILEAGE	
ADD'L LEVY	
BID AMOUNT	1.00
RETURNS/DEPUTIZE	
COPIES	15.00
	5.00
BILLING/PHONE/FAX	5.00
CONTINUED SALES	
MISCELLANEOUS	
<b>TOTAL SHERIFF COSTS</b>	<b>\$263.50</b>

**DEED COSTS:**

ACKNOWLEDGEMENT	5.00
REGISTER & RECORDER	52.50
TRANSFER TAX 2%	0.00
<b>TOTAL DEED COSTS</b>	<b>\$52.50</b>

**PLAINTIFF COSTS, DEBT AND INTEREST:**

DEBT-AMOUNT DUE	56,681.20
INTEREST @ %	0.00
FROM TO 02/01/2013	
PROTH SATISFACTION	
LATE CHARGES AND FEES	
COST OF SUIT-TO BE ADDED	
FORECLOSURE FEES	
ATTORNEY COMMISSION	
REFUND OF ADVANCE	
REFUND OF SURCHARGE	40.00
SATISFACTION FEE	
ESCROW DEFICIENCY	
PROPERTY INSPECTIONS	
INTEREST	
MISCELLANEOUS	
<b>TOTAL DEBT AND INTEREST</b>	<b>\$56,721.20</b>
<b>COSTS:</b>	
ADVERTISING	427.75
TAXES - COLLECTOR	
TAXES - TAX CLAIM	
ASSESSMENT FEE	10.00
LIEN SEARCH	100.00
ACKNOWLEDGEMENT	5.00
DEED COSTS	52.50
SHERIFF COSTS	263.50
LEGAL JOURNAL COSTS	162.00
PROTHONOTARY	219.00
MORTGAGE SEARCH	40.00
MUNICIPAL LIEN	
<b>TOTAL COSTS</b>	<b>\$1,279.75</b>

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS ARE FILED WITH THIS OFFICE **WITHIN TEN (10) DAYS FROM THIS DATE.**

CHESTER A. HAWKINS, Sheriff

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY

Plaintiff

vs.

BETH A. MARTIN and EDWARD F. MARTIN, JR.,

Defendants

\* NO. 06-1915-CD

O R D E R

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street, Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as 705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

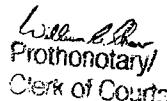
BY THE COURT,

  
FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

DEC 13 2012

Attest.

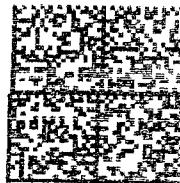
  
William A. Shaw  
Prothonotary/  
Clerk of Courts

  
30c Atty Fein  
JUN 26 2007  
ERK  
William A. Shaw  
Prothonotary/Clerk of Courts



CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830

Rec.  
1/2-30-12



卷之三

016H26524836  
\$00.650  
12/13/2012  
Mailed From 16830  
US POSTAGE

martin  
EDWARD F. ~~MARTIN~~, JR.  
705 STONE STREET  
OSCC 7-11115 DA 16666

NTXTE 152 DE 1 00 12/16/12

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNARIF TO FORWARD

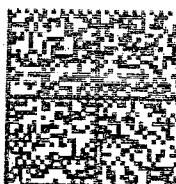
BC: 16830247201 \*3043-09826-13-44  
168302472



**CHESTER A. HAWKINS**  
**SHERIFF**  
**COURTHOUSE**  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



2022 0470 0002 3814 6067



**Hasler**  
**\$ 05.95**  
12/13/2012  
Mailed From 16830  
**US POSTAGE**

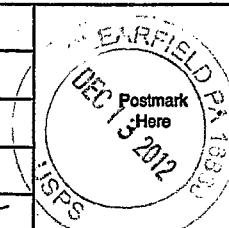
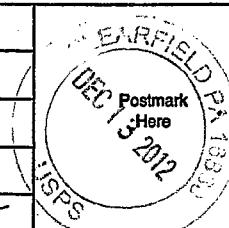
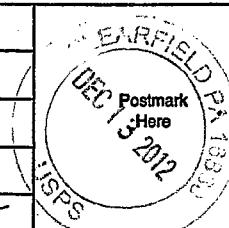
RTS - UTF  
Unable to forward

martin  
EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCOELA MILLS, PA 16666

1st NOTICE  
2nd NOTICE  
RETURNED

1274



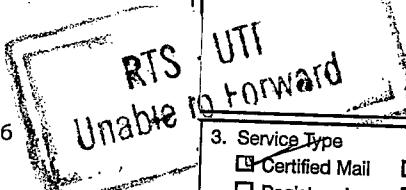
<b>U.S. Postal Service<sup>TM</sup></b> <b>CERTIFIED MAIL<sup>®</sup>, RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> .	
<b>OFFICIAL USE</b>	
Postage	\$
<hr/>	
Certified Fee	
<hr/>	
Return Receipt Fee (Endorsement Required)	
<hr/>	
Restricted Delivery Fee (Endorsement Required)	
<hr/>	
Total Postage & Fees	\$ <u>5.95</u>

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCEOLA MILLS, PA 16666

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X** Agent Addressee**B. Received by (Printed Name)****C. Date of Delivery**

**D. Is delivery address different from item 1?  Yes**  
If YES, enter delivery address below:  No

**3. Service Type**

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

**4. Restricted Delivery? (Extra Fee)  Yes****2. Article Number***(Transfer from service label)*

2012 0470 0002 3814 6067

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**KML LAW GROUP, P.C.**  
Suite 5000  
BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff  
vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and  
Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

**FILED**  
JAN 23 2013  
William A. Shaw  
Prothonotary/Clerk of Court  
WM-0930  
CF: 11/17/2006  
SD: 02/01/2013  
\$56,681.20

IN THE COURT OF COMMON PLEAS  
of Clearfield County  
CIVIL ACTION – LAW  
ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**CERTIFICATE OF SERVICE**  
**PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)**

Eileen Bowden, an employee of KML Law Group, P.C., counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

Personal Service by the Sheriff's Office/competent adult (copy of return attached).  
 Certified mail by KML Law Group, P.C. (original green Postal return receipt attached).  
 Certified mail by Sheriff's Office.  
 Ordinary mail by KML Law Group, P.C. to Attorney for Defendant(s) of record (proof of mailing attached).  
 Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).  
 Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

Premises was posted by Sheriff's Office/competent adult (copy of return attached).  
 Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).  
 Certified Mail & ordinary mail by KML Law Group, P.C. (original receipt(s) for Certified Mail attached).  
 Published in accordance with court order (copy of publication attached).  
Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail KML Law Group, P.C. (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

BY: Eileen Bowden  
Legal Assistant



IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY \*  
Plaintiff \*  
vs. \* NO. 06-1915-CD  
BETH A. MARTIN and EDWARD F. MARTIN, JR., \*  
Defendants \*

ORDER

NOW, this 25<sup>th</sup> day of June, 2007, the Plaintiff is granted leave to serve the Complaint in Mortgage Foreclosure upon the Defendant **EDWARD F. MARTIN, JR.** by:

1. Publication one time in The Progress (Clearfield) and the Clearfield County Legal Journal;
2. By first class mail to 705 Stone Street, Osceola Mills, PA 16666;
3. By certified mail, return receipt requested to 705 Stone Street, Osceola Mills, PA 16666;
4. By posting the mortgaged premises known in this herein action as 705 Stone Street, Osceola Mills, PA 16666.

Service of the aforementioned publication and mailings is effective upon the date of publication and mailing and is to be done by Plaintiff's attorney, who will file Affidavits of Service with the Prothonotary of Clearfield County.

BY THE COURT,

/S/ Fredric J Ammerman  
FREDRIC J. AMMERMAN  
President Judge

I hereby certify this to be a true and attested copy of the original statement filed in this case.

JUN 26 2007

Attest.

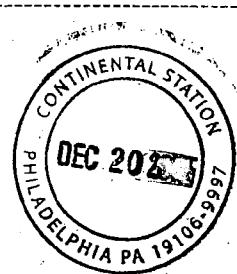
*William L. Bissell*  
Prothonotary/  
Clerk of Courts

## USPS Manifest Mailing System

Page 2

Mailer's Name & Address KML Law Group 701 Market Street Suite 5000 Philadelphia, PA-19106	Permit Number 123	MAC Ver. Number ConnectShip Progistics 6.5
	Sequence Number 471-3	Class of Mail Mixed

Article #/ Piece ID	Addressee Name Delivery Address	ES Type	Postage	ES Fee	Insurance Amount	Due Sender	Total Charge
9171999991703190000675	BEAL, STANLEY G. 29 Rittenhouse Street Simpson, PA-18407	ERR C	0.450	1.15 2.95			4.55
9171999991703190000682	WATSON, KARMA 5340 Wingohocking Terrace Philadelphia, PA-19144	ERR C	0.450	1.15 2.95			4.55
9171999991703190000699	WATSON, KARMA 5621 N. 11th Street Philadelphia, PA-19141	ERR C	0.450	1.15 2.95			4.55
9171999991703190000705	ANTROM-GOWANS, SHANTE 7533 Tulpehocken Street Philadelphia, PA-19138	ERR C	0.450	1.15 2.95			4.55
9171999991703190000712	LAVENDER-BRADFORD, DIANE 95 Heights Ln Apt 67 Feasterville Trevose, PA-19053	ERR C	0.450	1.15 2.95			4.55
9171999991703190000729	LAVENDER-BRADFORD, DIANE 1941 Beech Lane #144 Bensalem, PA-19020	ERR C	0.450	1.15 2.95			4.55
9171999991703190000736	JOHNSON, LESLIANNE 37646 College Drive, Unit 102 Palm Desert, CA-92211	ERR C	0.450	1.15 2.95			4.55
9171999991703190000743	MARTIN, BETH A. 705 Stone Street Osceola Mills, PA-16666	ERR C	0.450	1.15 2.95			4.55
9171999991703190000750	MARTIN JR., EDWARD F. 705 Stone Street Osceola Mills, PA-16666	ERR C	0.450	1.15 2.95			4.55
Page Totals	9		4.05	36.90			40.95
Cumulative Totals	19		8.55	77.90			86.45



English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages

Quick Tools

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

## Track & Confirm

[GET EMAIL UPDATES](#) [PRINT DETAILS](#)

YOUR LABEL NUMBER	SERVICE	STATUS OF YOUR ITEM	DATE & TIME	LOCATION	FEATURES
9171999991703190000750 <a href="#">Show Details</a>	First-Class Mail®	Depart USPS Sort Facility	December 31, 2012	PHILADELPHIA, PA 19176	Return Receipt Electronic
9171999991703190000743 <a href="#">Show Details</a>	First-Class Mail®	Depart USPS Sort Facility	December 31, 2012	PHILADELPHIA, PA 19176	Return Receipt Electronic

[GET EMAIL UPDATES](#) [PRINT DETAILS](#)

### Check on Another Item

What's your label (or receipt) number?



#### LEGAL

[Privacy Policy](#) ›  
[Terms of Use](#) ›  
[FOIA](#) ›  
[No FEAR Act EEO Data](#) ›

#### ON USPS.COM

[Government Services](#) ›  
[Buy Stamps & Shop](#) ›  
[Print a Label with Postage](#) ›  
[Customer Service](#) ›  
[Site Index](#) ›

#### ON ABOUT.USPS.COM

[About USPS Home](#) ›  
[Newsroom](#) ›  
[Mail Service Updates](#) ›  
[Forms & Publications](#) ›  
[Careers](#) ›

#### OTHER USPS SITES

[Business Customer Gateway](#) ›  
[Postal Inspectors](#) ›  
[Inspector General](#) ›  
[Postal Explorer](#) ›

Copyright© 2013 USPS. All Rights Reserved.

## REAL ESTATE

## REAL ESTATE

EXECUTION SERVICE SHEET

DKT: EX PAGE: 21534

DEPUTY RECEIVED: November 28, 2012

DEFENDANT(S): BETH A. MARTINADDRESS: 388 CLEARFIELD STREET  
WALLACETON, PA 16876

LEVY &amp; POST AT: SAME AS ABOVE

SERVE AND LEAVE WITH: DEFENDANT POST GARNISHEE

WRIT OF EXECUTION NOTICE OF SALE TO POST SERVE WRIT LEVY

INTERROGATORIES TO GARNISHEE WRIT OF POSSESSION

MUST BE SERVED, POSTED OR LEVIED BY: DEC 28, 2012DATE SERVED, POSTED OR LEVIED: 11-29-12TIME: 11:05AMNAME OF PERSON SERVED: Beth MARTINTITLE: Def.WHERE SERVED /POSTED(ADDRESS): IN 2nd St CLFD, PA

DEFENDANT(S): RESIDENCE EMPLOYMENT

SIGNATURE OF PERSON SERVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEMPTS: 11-29-12 N/H

SPECIAL DIRECTIONS:

NO. 06-1915-CD

BETH A. MARTIN AND EDWARD F. MARTIN, JR.

DeHaven

SERVED, POSTED OR LEVIED ON BY: \_\_\_\_\_

NOTES: \_\_\_\_\_

## REAL ESTATE SALE

## REAL ESTATE SALE - LEVY AND POST

EXECUTION SERVICE SHEET

DKT: EX PAGE: 21534

DEPUTY RECEIVED: November 28, 2012

DEFENDANT(S):  
BETH A. MARTIN AND EDWARD F. MARTIN, JR.ADDRESS: 705 STONE STREET  
OSCEOLA MILLS, PA 16666

LEVY &amp; POST MADE SAME AS ABOVE

SERVED AND MADE WITH THE DEFENDANT POST GARNISHEE

WRIT OF EXECUTION NOTICE OF SALE TO POST WRIT LEVY

INTERROGATORIES TO GARNISHEE WRIT OF POSSESSION

MUST BE SERVED, POSTED OR LEVIED BY DEC. 28, 2012

DATE SERVED, POSTED OR LEVIED: 11-28-12

TIME: 147 pm

NAME OF PERSON SERVED: POSTED

TITLE: SA

WHERE SERVED /POSTED(ADDRESS): SA

DEFENDANT(S): RESIDENCE EMPLOYMENT

SIGNATURE OF PERSON SERVED:

DATE:

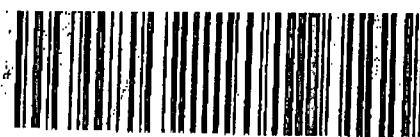
ATTEMPTS:

SPECIAL DIRECTIONS:

NO 06-1915-CD  
BETH A. MARTIN AND EDWARD F. MARTIN, JR.SERVED, POSTED OR LEVIED ON BY: *Tracy*

NOTES:

CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830



7012 0470 0002 3814 6067

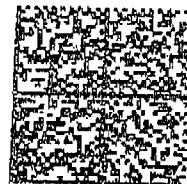
016H2652483

\$05.95

12/13/2012

Mailed From 16830  
US POSTAGE

Hasler



RTS - UTT  
Unable to Forward

martin  
EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCOELA MILLS, PA 16666

1st NOTICE  
2nd NOTICE  
RETURNED

1274

016H26524836-6001

7012 0470 0002 3814 6067

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$ 5.95

*DEC 13 2012*  
CLEARFIELD, PA  
Postmark  
J. Hasler

**Sent To**  
EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCOELA MILLS, PA 16666

PS Form 3800, August 2006, Revision 1, 2006  
GSA GEN. REG. NO. 10000  
GSA GEN. REG. NO. 10000  
GSA GEN. REG. NO. 10000

CHESTER A. HAWKINS  
SHERIFF  
COURTHOUSE  
1 NORTH SECOND STREET - SUITE 116  
CLEARFIELD, PENNSYLVANIA 16830

BC  
12-20-12

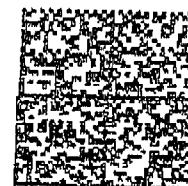
martin  
EDWARD F. MARTIN, JR.  
705 STONE STREET  
OSCOELA MILLS, PA 16666

016H26524836

\$00.650

12/13/2012

Mailed From 16830  
US POSTAGE



NIXIE 152 DE 1 00 12/16/12

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC 16830247201 \*3043-09826-13-44

**KML LAW GROUP, P.C.**  
Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1  
9451 Corbin Avenue  
Northridge, CA 91324

Plaintiff

vs.

BETH A. MARTIN  
EDWARD F. MARTIN JR.  
**Mortgagor(s) and Record Owner(s)**

705 Stone Street  
Osceola Mills, PA 16666

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Clearfield County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2006-1915-CD

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH  
MORTGAGE LOAN TRUST 2006-1, Plaintiff in the above action, by and through an authorized employee of its  
attorneys, KML Law Group, 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:

705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

BETH A. MARTIN  
388 Clearfield Street  
Wallaceton, PA 16876

EDWARD F. MARTIN JR.  
705 Stone Street  
Osceola Mills, PA 16666

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

DOMESTIC RELATIONS OF CLEARFIELD COUNTY  
230 E. Market Street  
Clearfield, PA 16830

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

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

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

LONG BEACH MORTGAGE COMPANY  
2210 Enterprise Drive  
Mailstop FSC0170  
Florence, SC 29501

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

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

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.

TENANTS/OCCUPANTS  
705 Stone Street  
Osceola Mills, PA 16666

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.

DATED: January 22, 2013

  
KML Law Group, P.C.  
BY: Eileen Bowden  
Legal Assistant