

LAW OFFICES  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856 . 482 . 6900  
FAX: 856 . 482 . 1199

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
CORINA CANIZ\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
24 NORTH MERION AVENUE  
SUITE 240  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

December 12, 2003

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

RE: Deutsche Bank Trust Company Americas formerly known as  
Banker's Trust Company, as Trustee and Custodian by: Saxon  
Mortgage Services, Inc. f/k/a Meritech Mortgage Services,  
Inc., as its attorney-in-fact  
vs.

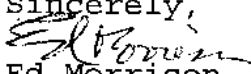
Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
Property: 46 Twin Pond Road  
Benton (Jackson Twp.), PA 17814  
Columbia County C.C.P. No.: 2003-CV-378  
Sheriff's Sale Date: December 10, 2003

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in  
the name of Deutsche Bank Trust Company Americas formerly known as  
Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage  
Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its  
attorney-in-fact, 1270 Northland Drive Suite 200 Mendota Heights,  
MN 55120.

Enclosed please find our check in the amount of \$169.78 payable to  
the Sheriff of Columbia County. This check represents payment of  
the sheriff settlement costs, less previous deposit of \$1,500.00.  
Also enclosed please find two original Realty Transfer Tax  
Statement of Value forms.

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

Sincerely,  
  
Ed Morrison  
Legal Assistant  
Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17126-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

## A CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Mark J. Udren &amp; Associates</b>		Telephone Number:	
Street Address <b>1040 N. Kings Highway, Suite 500</b>		Area Code <b>(856) 482-6900</b>	
City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08034</b>	

## B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>			Date of Acceptance of Document		
Street Address <b>P.O. Box 380</b>			Grantor(s)/Lessee(s) <b>Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact</b>		
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>1270 Northland Drive Suite 200</b>		
			City <b>Mendota Heights</b>	State <b>MN</b>	Zip Code <b>55120</b>

## C PROPERTY LOCATION

Street Address <b>46 Twin Pond Road</b>		City, Township, Borough <b>Benton (Jackson Twp.)</b>	
County <b>Columbia</b>	School District <b>Benton</b>	Tax Parcel Number <b>19-10-021-05</b>	

## D VALUATION DATA

1. Actual Cash Consideration <b>\$1,669.78</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$1,669.78</b>
4. Country Assessed Value <b>\$43,509.00</b>	5. Common Level Ratio Factor <b>x 2.92</b>	6. Fair Market Value <b>= \$127,046.28</b>

## E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
------------------------------------------------	----------------------------------------------------

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **200105708**, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

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

Signature of Correspondent or Responsible Party

*Ed Udren*

Date

*12/12/03*

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

# SHERIFF'S SALE COST SHEET

Deutsche Bank Trust Co. vs. Joel Sabolesky & Etta Yutko  
 NO. 77-03 ED NO. 378-03 JD DATE/TIME OF SALE 12-10-03 / 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>443.50</u>	

WEB POSTING	<u>11/9</u> \$150.00
PRESS ENTERPRISE INC.	<u>26</u> \$ <u>772.04</u>
SOLICITOR'S SERVICES	<u>27</u> \$75.00
TOTAL ***** \$ <u>997.04</u>	

PROTHONOTARY (NOTARY)	<u>22</u> \$10.00
RECORDER OF DEEDS	<u>23</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY	<u>20</u> \$ <u>pd 11-19</u>
SCHOOL DIST.	<u>20</u> \$ <u>pd 9-26</u>
DELINQUENT	<u>20</u> <u>24</u> \$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER	<u>20</u> \$ _____
WATER	<u>20</u> \$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1637.04

**LAW OFFICES OF MARK J. UDREN & ASSOCIATES**

PA ESCROW ACCOUNT  
1040 NORTH KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034



America's Most Convenient Bank  
1-800-YES-2000

23731

3-180/360

23731

**PAY**

\*\*\* One Hundred Sixty Nine \*\*\*

78/100

**TO THE**

**ORDER OF**

Sheriff of Columbia County

DATE

Dec 12, 2003

**AMOUNT**

\$169.78

RE: Settle with the Sheriff 03010070 Sobolesky

⑆023731⑆ ⑆036001808⑆ 36 404798 5⑆

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

Deutsche Bank Trust Co. vs Joel Sobolowsky & Etta Krtko

NO. 77-03 ED NO. 378-03 JD

DATE/TIME OF SALE: 12-10-03 0900

BID PRICE (INCLUDES COST) \$ 1637,04

POUNDAGE - 2% OF BID \$ 32,74

TRANSFER TAX - 2% OF FAIR MKT \$ —

LIEN CERTIFICATE \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1669,78

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): J. E. Lepp

Att. For Plaintiff

TOTAL DUE: \$ 1669,78

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 169,78

LAW OFFICES  
**MARK J. UDREN & ASSOCIATES**  
1040 NORTH KINGS HIGHWAY  
SUITE 500  
CHERRY HILL, NEW JERSEY 08034  
856.482.6900  
FAX: 856.482.1199

MARK J. UDREN\*\*  
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GAYL SPIVAK ORLOFF\*\*\*  
HEIDI R. SPIVAK\*\*\*  
CHRISTOPHER J. FOX\*\*\*  
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\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

PENNSYLVANIA OFFICE  
24 NORTH MERION AVENUE  
SUITE 140  
BRYN MAWR, PA 19010  
215-568-9500  
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

September 9, 2003

Sent via telefax #570-389-5625

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
ATTN: Tim Chamberland

Re: Deutsche Bank Trust Company Americas formerly known as  
Banker's Trust Company, as Trustee and Custodian by: Saxon  
Mortgage Services, Inc. f/k/a Meritech Mortgage Services,  
Inc., as its attorney-in-fact

vs.

Joel E. Sobolesky & Etta L. Yutco n/k/a Etta L. Sobolesky  
Columbia County C.C.P. No. 2003-CV-378  
Premises: 46 Twin Pond Road, Benton (Jackson Twp.), PA 17814  
SS Date: September 10, 2003

Dear Tim:

Please Postpone the Sheriff's Sale scheduled for September 10, 2003  
to December 10, 2003 at 9:00 a.m.

Sale is Postponed for the following reason:

Defendant (s) filed Bankruptcy Chapter 7 in the Middle District on  
September 4, 2003 case no. 5:03-BK-54306-JJT.

Thank you for your attention to this matter.

Sincerely yours,

Mark J. Udren  
MARK J. UDREN & ASSOCIATES

/jlb

Atty Petrus  
510 5849251

COPY

United States Bankruptcy Court				Voluntary Petition																															
Name of Debtor (if individual, enter Last, First, Middle): <b>SOBOLESKY, JOEL EDWARD</b>			Name of Joint Debtor (spouse) (Last, First, Middle): <b>SOBOLESKY, ETTA L</b>																																
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names): <b>AKA SOBOLESKY, JOEL E &amp; SOBOLESKY, J O</b>			All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names): <b>FKA YUTKO, ETTA L &amp; YUTCO, ETTA L</b>																																
Sec. Sec./Tax I.D. No. (if more than one, state all): <b>187-42-5729</b>			Sec. Sec./Tax I.D. No. (if more than one, state all): <b>160-40-5840</b>																																
Street Address of Debtor (No. & Street, City, State & Zip Code): <b>46 TWIN POND ROAD Benton, PA 17814</b>			Street Address of Joint Debtor (No. & Street, City, State & Zip Code): <b>46 TWIN POND ROAD Benton, PA 17814</b>																																
County of Residence or of the Principal Place of Business: <b>Columbia</b>			County of Residence or of the Principal Place of Business: <b>Columbia</b>																																
Mailing Address of Debtor (if different from street address):			Mailing Address of Joint Debtor (if different from street address):																																
Location of Principal Assets of Business Debtor (if different from street address above): <div style="text-align: center; font-size: 1.2em;">5-03-54306</div>																																			
<b>Information Regarding the Debtor (Check the Applicable Boxes)</b>																																			
<b>Venue (Check any applicable box)</b> <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.																																			
<b>Type of Debtor (Check all boxes that apply)</b> <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Business			<b>Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box)</b> <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <b>Filing Fee (Check one box)</b> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only.) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.																																
<b>Chapter 11 Small Business (Check all boxes that apply)</b> <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(c) (Optional)																																			
<b>Statistical/Administrative Information (Estimates only)</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.																																			
<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <th colspan="2">Estimated Number of Creditors</th> <th>1-13</th> <th>14-49</th> <th>50-99</th> <th>100-199</th> <th>200-999</th> <th>1000-over</th> </tr> <tr> <td>50 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>50 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>						Estimated Number of Creditors		1-13	14-49	50-99	100-199	200-999	1000-over	50 to \$50,000	\$50,001 to \$100,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50 to \$50,000	\$50,001 to \$100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
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<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <th colspan="2">Estimated Debts</th> <th>\$0 to \$50,000</th> <th>\$50,001 to \$100,000</th> <th>\$100,001 to \$500,000</th> <th>\$500,001 to \$1 million</th> <th>\$1,000,001 to \$10 million</th> <th>\$10,000,001 to \$50 million</th> <th>\$50,000,001 to \$100 million</th> <th>More than \$100 million</th> </tr> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>						Estimated Debts		\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million	\$0 to \$50,000	\$50,001 to \$100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0 to \$50,000	\$50,001 to \$100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Estimated Debts		\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million																										
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THIS SPACE IS FOR COURT USE ONLY <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">             SEP-4 PM:07              2007           </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">             RECEIVED              CLERK OF COURT           </div> </div>																																			

<b>Voluntary Petition</b> <small>(This page must be completed and filed in every case.)</small>		Name of Debtor(s): _____	
Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)			
Location Where Filed: <b>None</b>		Case Number: _____	Date Filed: _____
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: <b>None</b>		Case Number: _____	Date Filed: _____
District: _____		Relationship: _____	Judge: _____

<b>Signatures</b>	
<p><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct.</p> <p>If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7, I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p> <input checked="" type="checkbox"/> <u>Joel E. Sobolewski</u>          Signature of Debtor       </p> <p> <input checked="" type="checkbox"/> <u>Etta L. Sobolewski</u>          Signature of Joint Debtor       </p> <p>         Telephone Number (If not represented by attorney) _____  <u>8/29/03</u>          Date       </p>	<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p> <p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.</p> <p> <input checked="" type="checkbox"/> <u>James Beattie, Jr.</u> <u>8/29/03</u>          Signature of Attorney for Debtor(s) Date       </p> <p style="text-align: center;"><b>Exhibit C</b></p> <p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition</p> <p><input checked="" type="checkbox"/> No</p>
<p style="text-align: center;">Signature of Attorney</p> <p> <input checked="" type="checkbox"/> <u>James Beattie, Jr.</u>          Signature of Attorney for Debtor(s)       </p> <p>Printed Name of Attorney for Debtor(s)</p> <p><b>BEATRICE LAW OFFICES</b></p> <p>Firm Name</p> <p><b>PO BOX 70</b></p> <p><b>HUGHESVILLE, PA 17737</b></p> <p>Address</p> <p><b>570-584-2951</b></p> <p>Telephone Number</p> <p><u>8/29/03</u></p> <p>Date</p>	<p style="text-align: center;">Signature of Non-Attorney Petition Preparer</p> <p>I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.</p> <p>Printed Name of Bankruptcy Petition Preparer</p> <p>_____</p> <p>Social Security Number</p> <p>_____</p> <p>Address</p> <p>_____</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:</p> <p>_____</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p> <input checked="" type="checkbox"/> _____          Signature of Bankruptcy Petition Preparer       </p> <p>_____</p> <p>Date</p> <p>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156</p>
<p style="text-align: center;">Signature of Debtor (Corporation/Partnership)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p> <input checked="" type="checkbox"/> _____          Signature of Authorized Individual       </p> <p>_____</p> <p>Printed Name of Authorized Individual</p> <p>_____</p> <p>Title of Authorized Individual</p> <p>_____</p> <p>Date</p>	



## SHERIFF'S SALE COST SHEET

Deutsche Bank Trust Co. vs. Joel Sabolesky + Et Al Yutco  
 NO. 77-03 ED NO. 378-03 JD DATE/TIME OF SALE 9-10-03 0900

DOCKET/RETURN	\$15.00
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LEVY (PER PARCEL	\$15.00
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DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>443.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>772.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>997.04</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>497.93</u>	
SCHOOL DIST. 20	\$ <u>1783.87</u>	before 10/31
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>2286.80</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	<u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3918.84

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of August 20, 27; September 3, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

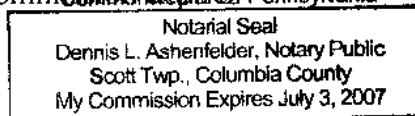
Paul R. Eyerly IV

Sworn and subscribed to before me this 5th day of September 2003

[Signature]

(Notary Public)

My commission expires July 3, 2007



And now, 20 September, 2003, I hereby certify that the advertising and publication charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814  
Defendant(s)

NO. 2003-CV-378

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

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

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

Dated: August 25, 2003

MARK J. UDREN & ASSOCIATES

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company, : COURT OF COMMON PLEAS  
Americas formerly known as : CIVIL DIVISION  
Banker's Trust Company, as : Columbia County  
Trustee and Custodian by: :  
Saxon Mortgage Services, Inc. : MORTGAGE FORECLOSURE  
f/k/a Meritech Mortgage :  
Services, Inc., as its :  
attorney-in-fact :  
1270 Northland Drive :  
Suite 200 :  
Mendota Heights, MN 55120 :

Plaintiff

v.

Joel E. Sobolesky : NO. 2003-CV-378  
Etta L. Yutco n/k/a :  
Etta L. Sobolesky :  
46 Twin Pond Road :  
Benton, PA 17814 :

Defendant(s)

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its attorney-in-fact, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 46 Twin Pond Road Benton (Jackson Twp.), PA 17814

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

Name	Address
Joel E. Sobolesky	46 Twin Pond Road Benton, PA 17814

Etta L. Yutco n/k/a	46 Twin Pond Road Benton, PA 17814
Etta L. Sobolesky	

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

Name	Address
------	---------

Same AS No 1 Above

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

Name	Address
------	---------

Discover Bank c/o Eric M. Berman, PC	985 Old Eagle School Rd. Suite 505, Wayne, PA 19087
-----------------------------------------	--------------------------------------------------------

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

First Union National Bank	1 Meridian Blvd. PA 5000, Wyomissing, PA 19610-5000
---------------------------	--------------------------------------------------------

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Columbia Co. Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17875
----------------------------------	---------------------------------

Domestic Relations Section	PO Box 380 Bloomsburg, PA 17875
----------------------------	---------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
----------------------------------------------	-----------------------------------------------------------------

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:

Name	Address
------	---------

Tenants/Occupants	46 Twin Pond Road Benton (Jackson Twp.), PA 17814
-------------------	------------------------------------------------------

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: AUGUST 25, 2003

---

Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2003-CV-378

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814  
Defendant(s)

DATE: July 25, 2003

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): Joel E. Sobolesky & Etta L. Yutco n/k/a Etta L.  
Sobolesky

PROPERTY: 46 Twin Pond Road,  
Benton (Jackson Twp.), PA 17814

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the  
Columbia County Sheriff's Sale on September 10, 2003, at 9:00 am,  
at the Columbia County Courthouse, Bloomsburg, PA. Our records  
indicate that you may hold a mortgage or judgment on the property  
which will be extinguished by the sale. You may wish to attend the  
sale to protect your interests.

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

RECEIVED

Name and Address Of Sender

Law Offices  
Mark J. Udden & Assoc.  
1040 N. Kings Highway, Suite 500  
Cherry Hill, NJ 08034

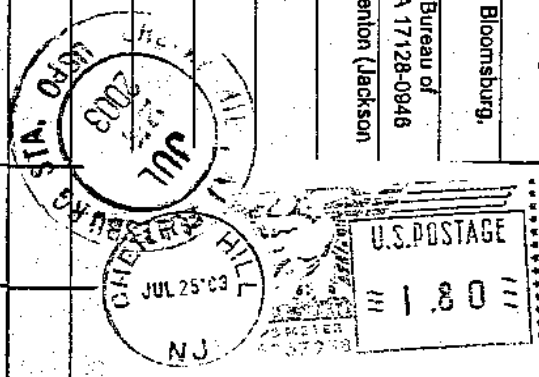
☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Reg. Del. Fee	Remarks
1	Sobolesky	Discover Bank, C/o Eric M. Berman, PC, 985 Old Eagle School Rd., Suite 505, Wayne, PA 19087											
2	03010070	First Union Nat'l. Bank, 1 Meridian Blvd., Wyomissing, PA 19610-5000											
3	Columbia	Columbia County Tax Claim Bureau, PO Box 380, Bloomsburg, PA 17815											
4	Jodie	Domestic Relations Section, PO Box 380, Bloomsburg, PA 17815											
5		Commonwealth of PA, Dept. of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946											
6		Tenants/Occupants, 46 Twin Pond Rd., Benton (Jackson Twp.), PA 17814											
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per place subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual H900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 349-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK TRUST COMPANY  
AMERICAS FORMERLY KNOWN AS  
BANKER'S TRUST COMPANY, AS TRUSTEE  
AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH  
MORTGAGE SERVICES, INC., AS ITS  
ATTORNEY-IN-FACT

Docket # 77ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L.  
SOBOLESKY

AFFIDAVIT OF SERVICE

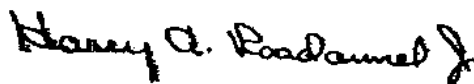
NOW, THIS WEDNESDAY, JULY 02, 2003, AT 4:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JOEL E. SOBOLECKY AT 46 TWIN  
POND ROAD, BENTON BY HANDING TO ETTA YUTKO, AIC, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

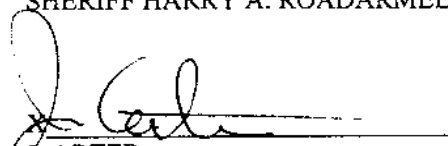
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 22, 2003

  
\_\_\_\_\_  
NOTARY PUBLIC

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005



X  
SHERIFF HARRY A. ROADARMEL JR.

  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK TRUST COMPANY  
AMERICAS FORMERLY KNOWN AS  
BANKER'S TRUST COMPANY, AS TRUSTEE  
AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH  
MORTGAGE SERVICES, INC., AS ITS  
ATTORNEY-IN-FACT

Docket # 77ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L.  
SOBOLESKY

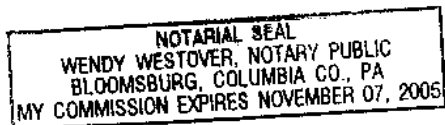
AFFIDAVIT OF SERVICE

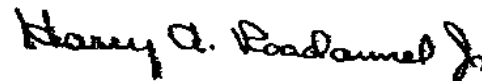
NOW, THIS WEDNESDAY, JULY 02, 2003, AT 4:35 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ETTA L. YUTKO N/K/A ETTA L.  
SOBOLESKY AT 46 TWIN POND ROAD, BENTON BY HANDING TO ETTA YUTKO, , A TRUE  
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

SO ANSWERS,

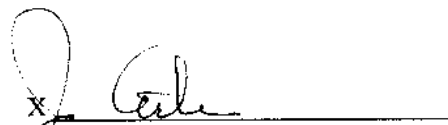
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, JULY 22, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
ARTER  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

DEUTSCHE BANK TRUST CO. AMERICAS

VS.

JOEL E. SOBOLESKY AND ETTA YUTKO

WRIT OF EXECUTION #77 OF 2003 ED

POSTING OF PROPERTY

AUGUST 8, 2003      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOEL SOBOLESKY AND ETTA YUTKO AT 46 TWIN POND ROAD BENTON  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

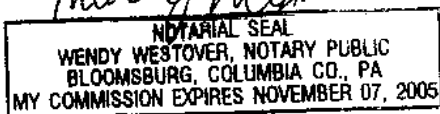
SO ANSWERS:

  
DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 12TH DAY OF AUGUST 2003



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/19/2003

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 77ED2003

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FORMERLY KNOWN AS BANKER'S TRUST COMPANY,  
AS TRUSTEE AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES,  
INC., AS ITS ATTORNEY-IN-FACT

DEFENDANT

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY

PERSON/CORP TO SERVED
JOEL E. SOBOLECKY
46 TWIN POND ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ETTA

RELATIONSHIP WIFE IDENTIFICATION \_\_\_\_\_

DATE 7-2-03 TIME 1635 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

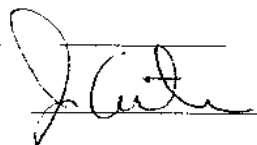
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 7-2-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/19/2003

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 77ED2003

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FORMERLY KNOWN AS BANKER'S TRUST COMPANY,  
AS TRUSTEE AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES,  
INC., AS ITS ATTORNEY-IN-FACT

DEFENDANT

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY

PERSON/CORP TO SERVED
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY
46 TWIN POND ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ETTA

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-2-3 TIME 1635<sup>1635</sup> MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

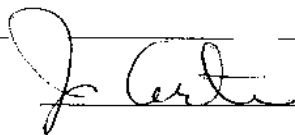
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 7-2-3

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/19/2003

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 77ED2003

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FORMERLY KNOWN AS BANKER'S TRUST COMPANY,  
AS TRUSTEE AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES,  
INC., AS ITS ATTORNEY-IN-FACT

DEFENDANT

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY

PERSON/CORP TO SERVED
CINDY HITTLE - TAX COLLECTOR
235 SHULTZ HOLLOW ROAD
BENTON

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Cindy

RELATIONSHIP

IDENTIFICATION

DATE 7-2-03

TIME

1200

MILEAGE

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE

7-2-03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/19/2003

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 77ED2003

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FORMERLY KNOWN AS BANKER'S TRUST COMPANY,  
AS TRUSTEE AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES,  
INC., AS ITS ATTORNEY-IN-FACT

DEFENDANT

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

~~JOEL E. SOBOLESKY~~ Dave Good

RELATIONSHIP

Tax Claims

IDENTIFICATION

DATE

07/02/03

TIME

0820

MILEAGE

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ POE \_\_\_ CCSO \_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

McHard

DATE

07/02/03

July 5, 2003

Dear Sir,

The following taxes are due for this year 2003.

County + Local  
Penalty Period \$497.93

School  
Discount by 8/31/03 \$1748.19  
FACE by 10/31/03 \$1783.87  
Penalty After 10/31/03 \$1962.26

If there are any questions please call  
925-6586. Thank you

Cindy Little  
Tax Collector, Jackson Twp

COMPLETE THIS SECTION ON DELIVERY

1, 2, 3. Also complete  
ed Delivery is desired,  
turn the card to you,  
to the back of the mailpiece,  
space permits.

1 National Bank  
Blvd.  
PA 19610

A. Signature *W. Stiller* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *W. Stiller* C. Date of Delivery *7-18*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
VLVANIA  
ATTN: SHERIFF SALE  
CN

A. Signature *Samuel J. Venturo* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *Samuel J. Venturo* C. Date of Delivery *JUL 01 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
dress below: ☐ Yes ☐ No

A. Signature *Samuel J. Venturo* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *Samuel J. Venturo* C. Date of Delivery *JUL 01 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
dress below: ☐ Yes ☐ No

7002 3150 0006 4911 7376

7002 3150 0006 4911 7413

3150 0006 4911 7406

Domestic Return Receipt

2ACPR1-03-Z-0985

Domestic Return Receipt

2ACPR1-03-Z-0985

Return Receipt

2ACPR1-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

1, 2, 3. Also complete  
ed Delivery is desired,  
turn the card to you,  
to the back of the mailpiece,  
space permits.

h of PA  
PA 17128

A. Signature *Samuel J. Venturo* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *Samuel J. Venturo* C. Date of Delivery *JUL 01 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
DINC

A. Signature *Samuel J. Venturo* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *Samuel J. Venturo* C. Date of Delivery *JUL 01 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
DINC

A. Signature *Samuel J. Venturo* ☐ Agent ☒ Addressee  
B. Received by (Printed Name) *Samuel J. Venturo* C. Date of Delivery *JUL 01 2003*  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:   
DINC

7002 3150 0006 4911 7390

7002 3150 0006 4911 7437

3150 0006 4911 7420

Domestic Return Receipt

2ACPR1-03-Z-0985

Domestic Return Receipt

2ACPR1-03-Z-0985

Return Receipt

2ACPR1-03-Z-0985



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/19/2003

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 77ED2003

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS  
FORMERLY KNOWN AS BANKER'S TRUST COMPANY,  
AS TRUSTEE AND CUSTOCIAN BY: SAXON MORTGAGE  
SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES,  
INC., AS ITS ATTORNEY-IN-FACT

DEFENDANT

JOEL E. SOBOLESKY  
ETTA L. YUTKO N/K/A ETTA L. SOBOLESKY

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON 

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 2-1-3 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

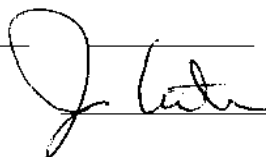
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 2-1-3

# REAL ESTATE OUTLINE

ED # 77-03

DATE RECEIVED 06-19-03  
DOCKET AND INDEX 6-30-03  
SET FILE FOLDER UP 6-30-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 1500.00 ✓ CK# 9562

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

SALE DATE Sept. 10, 2005 TIME 0900  
POSTING DATE Aug. 8, 2005  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 20  
2<sup>ND</sup> WEEK 27  
3<sup>RD</sup> WEEK Sept. 3

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 10, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 77 OF 2003 ED AND CIVIL WRIT NO. 378 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Jackson, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the northwesterly corner of Tract No. 2 hereof, said point being in line of lands now or late of Harold E. and Gladys Strauch, said point being further indentified as South 86 degrees 40 minutes 40 seconds East; 376.00 feet from the centerline of Township Public Route No. 616; THENCE along lands now or late of Strauch, South 86 degrees 40 minutes 40 seconds East, 357.83 feet to a point; THENCE continuing by the same, South 06 degrees 15 minutes 06 seconds West, 624.40 feet to a point; THENCE by the same, North 81 degrees 59 minutes 25 seconds West 357.22 feet to a point at the southeasterly corner of tract No. 2 of a plot of two tracts of land; THENCE along the easterly line of Tract of No. 2, North 06 degrees 13 minutes 18 seconds East, 595.15 feet to a point in line of lands now or late of Harold E. and Gladys Strauch and being the Point and place of BEGINNING.

CONTAINING 5.000 acres of land. It being designated Tract No. 1 of the plot of two tracts of land subdivision of land of Bernard S. and Ramona M. Sobolesky prepared by J.M. Fenstermacher and Associates by draft dated the 18<sup>th</sup> day of September, 1988.

THE AFOREDESCRIBED PREMISES being together with a permanent and perpetual right of way and easement extending from the westerly line of the aforescribed premises Tract No. 1, along, across and through a portion of Tract No. 2 of the aforescribed plot of two tracts of land to Township Public Route No. 616. The said right of way and easement to be of a uniform width of 50 feet and the same as laid out and plotted in the aforescribed subdivision of lands of Ramona M. and B.S. Sobolesky prepared by J.M. Fenstermacher and Associates. The said right of way and easement for the permanent and perpetual egress, ingress and regress to and from the premises of Tract No. 1 hereinbefore described across the other premises, Tract No. 2 of land to Township Public Route No. 616.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

BEING KNOWN AS 46 TWIN POND ROAD BENTON, PA 17815

PROPERTY ID NO. 19-10-021-05

TITLE TO SAID PREMISES IN VESTED IN ETTA L. YUTKO AND JOEL E. SOBOLESKY BY DEED FROM ETTA L. YUTKO, INDIVIDUALLY DATED 08/10/95, RECORDED 08/16/95, IN DEED BOOK 603, PAGE 712.

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Mark J. Udren  
1040 N. Kings Hwy, Suite 500  
Cherry Hill, NJ 08034

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2003-CV-378  
*2003-ED-77*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

46 Twin Pond Road  
Benton (Jackson Twp.), PA 17814  
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$150,214.33

Interest From 6/11/03

to Date of Sale \_\_\_\_\_

Per diem @\$39.92

(Costs to be added)

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

Prothonotary

By Lami B. Kuvie  
Clerk

Date

June 18, 2003

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO.04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

NO. 2003-CV-378

*2003 ED-77*

Defendant(s)

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

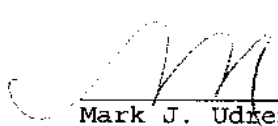
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☒ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company :  
Americas formerly known as : COURT OF COMMON PLEAS  
Banker's Trust Company, as : CIVIL DIVISION  
Trustee and Custodian by: : Columbia County  
Saxon Mortgage Services, Inc. : MORTGAGE FORECLOSURE  
f/k/a Meritech Mortgage :  
Services, Inc., as its :  
attorney-in-fact :  
1270 Northland Drive :  
Suite 200 :  
Mendota Heights, MN 55120 :

Plaintiff

v.

Joel E. Sobolesky : NO. 2003-CV-378  
Etta L. Yutco n/k/a :  
Etta L. Sobolesky : *2003 ED-77*  
46 Twin Pond Road :  
Benton, PA 17814 :

Defendant(s)

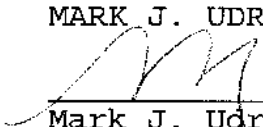
C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company : COURT OF COMMON PLEAS  
Americas formerly known as : CIVIL DIVISION  
Banker's Trust Company, as : Columbia County  
Trustee and Custodian by: :  
Saxon Mortgage Services, Inc. : MORTGAGE FORECLOSURE  
f/k/a Meritech Mortgage :  
Services, Inc., as its :  
attorney-in-fact :  
1270 Northland Drive :  
Suite 200 :  
Mendota Heights, MN 55120 :

Plaintiff

v.

Joel E. Sobolesky : NO. 2003-CV-378  
Etta L. Yutco n/k/a :  
Etta L. Sobolesky :  
46 Twin Pond Road :  
Benton, PA 17814 :

*2003-ED-77*

Defendant(s)


C E R T I F I C A T E

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 24 months delinquent.

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

MARK J. UDREN & ASSOCIATES

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2003-CV-378

*2003-ED-77*

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its attorney-in-fact, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 46 Twin Pond Road Benton (Jackson Twp.), PA 17814

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

Joel E. Sobolesky 46 Twin Pond Road Benton, PA 17814

Etta L. Yutco n/k/a 46 Twin Pond Road Benton, PA 17814  
Etta L. Sobolesky

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

Same AS No 1 Above

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

Discover Bank  
c/o Eric M. Berman, PC

985 Old Eagle School Rd. Suite 505, Wayne,  
PA 19087



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

Plaintiff herein. See Caption above.

First Union National Bank 1 Meridian Blvd. PA 5000, Wyomissing, PA  
19610-5000

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

Name Address

none

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

Name Address

Columbia Co. Tax PO Box 388 Bloomsburg, PA 17875  
Claim Bureau

Domestic Relations Section PO Box 388 Bloomsburg, PA 17875

Commonwealth of PA, Bureau of Compliance, Dept. 280946  
Department of Revenue Harrisburg, PA 17128-0946

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:


Name Address

Tenants/Occupants 46 Twin Pond Road Benton (Jackson Twp.), PA  
17814

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 10, 2003

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2003-CV-378

*2003-ED-77*

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its attorney-in-fact, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 46 Twin Pond Road Benton (Jackson Twp.), PA 17814

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

Joel E. Sobolesky 46 Twin Pond Road Benton, PA 17814

Etta L. Yutco n/k/a 46 Twin Pond Road Benton, PA 17814  
Etta L. Sobolesky

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

Same AS No 1 Above

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

Discover Bank  
c/o Eric M. Berman, PC

985 Old Eagle School Rd. Suite 505, Wayne,  
PA 19087

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

Plaintiff herein. See Caption above.

First Union National Bank 1 Meridian Blvd. PA 5000, Wyomissing, PA  
19610-5000

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

Name Address

none

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

Name Address

Columbia Co. Tax PO Box 388 Bloomsburg, PA 17875  
Claim Bureau

Domestic Relations Section PO Box 388 Bloomsburg, PA 17875

Commonwealth of PA, Bureau of Compliance, Dept. 280946  
Department of Revenue Harrisburg, PA 17128-0946

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:

Name Address

Tenants/Occupants 46 Twin Pond Road Benton (Jackson Twp.), PA  
17814

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 10, 2003

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2003-CV-378

*2003-ED-77*

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its attorney-in-fact, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located at: 46 Twin Pond Road Benton (Jackson Twp.), PA 17814

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Etta L. Yutco n/k/a 46 Twin Pond Road Benton, PA 17814  
Etta L. Sobolesky

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Same AS No 1 Above

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Plaintiff herein. See Caption above.

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19610-5000

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none

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Claim Bureau

Domestic Relations Section PO Box 388 Bloomsburg, PA 17875

Commonwealth of PA, Bureau of Compliance, Dept. 280946  
Department of Revenue Harrisburg, PA 17128-0946

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:

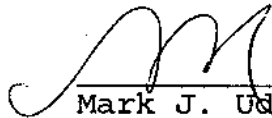
Name Address

Tenants/Occupants 46 Twin Pond Road Benton (Jackson Twp.), PA  
17814

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 10, 2003

  
\_\_\_\_\_  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034  
856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2003-CV-378

2003-ED-77

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joel E. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

Your house (real estate) at 46 Twin Pond Road Benton (Jackson Twp.), PA 17814 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse Bloomsburg, PA, to enforce the court judgment of \$150,214.33, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA  
Susquehanna Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

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ATTORNEY FOR PLAINTIFF

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Americas formerly known as  
Banker's Trust Company, as  
Trustee and Custodian by:  
Saxon Mortgage Services, Inc.  
f/k/a Meritech Mortgage  
Services, Inc., as its  
attorney-in-fact  
1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Plaintiff

v.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
46 Twin Pond Road  
Benton, PA 17814

NO. 2003-CV-378

*2003-ED-77*

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its attorney-in-fact, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 46 Twin Pond Road Benton (Jackson Twp.), PA 17814

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

Name	Address
Joel E. Sobolesky	46 Twin Pond Road Benton, PA 17814

Etta L. Yutco n/k/a	46 Twin Pond Road Benton, PA 17814
Etta L. Sobolesky	

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

Name	Address
------	---------

Same AS No 1 Above

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

Name	Address
------	---------

Discover Bank	985 Old Eagle School Rd. Suite 505, Wayne,
c/o Eric M. Berman, PC	PA 19087



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

Plaintiff herein. See Caption above.

First Union National Bank 1 Meridian Blvd. PA 5000, Wyomissing, PA  
19610-5000

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

Name Address

none

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

Name Address

Columbia Co. Tax PO Box 388 Bloomsburg, PA 17875  
Claim Bureau

Domestic Relations Section PO Box 388 Bloomsburg, PA 17875

Commonwealth of PA, Bureau of Compliance, Dept. 280946  
Department of Revenue Harrisburg, PA 17128-0946

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:

Name Address

Tenants/Occupants 46 Twin Pond Road Benton (Jackson Twp.), PA  
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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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: June 10, 2003

  
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Mark J. Udren, ESQ.  
Attorney for Plaintiff

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BEGINNING at a point at the northeasterly corner of Tract No. 2 hereof, said point being in line of lands now or late of Harold E. and Gladys Strauch, said point being further identified as South 86 degrees 40 minutes 40 seconds East, 376.00 feet from the centerline of Township Public Route No. 616;

THENCE along lands now or late of Strauch, South 86 degrees 40 minutes 40 seconds East, 357.83 feet to a point;

THENCE continuing by the same, South 06 degrees 15 minutes 06 seconds West, 624.40 feet to a point;

THENCE by the same, North 81 degrees 59 minutes 25 seconds West 357.22 feet to a point at the southeasterly corner of tract No. 2 of a plot of two tracts of land;

THENCE along the easterly line of Tract No. 2, North 06 degrees 13 minutes 18 seconds East, 595.15 feet to a point in line of lands now or late of Harold E. and Gladys Strauch and being the point and place of BEGINNING.

CONTAINING 5.000 acres of land. It being designated Tract No. 1 of the plot of two tracts of land subdivision of land of Bernard S. and Ramona M. Sobolesky prepared by J.M. Fenstermacher and Associates by draft dated the 18th day of September, 1988.

THE AFOREDESCRIBED PREMISES being together with a permanent and perpetual right of way and easement extending from the westerly line of the aforescribed premises Tract No. 1, along, across and through a portion of Tract No. 2 of the aforescited plot of two tracts of land to Township Public Route No. 616. The said right of way and easement to be of a uniform width of 50 feet and the same as laid out and plotted in the aforescited subdivision of lands of Ramona M. and B.S. Sobolesky prepared by J.M. Fenstermacher and Associates. The said right of way and easement for the permanent and perpetual egress, ingress and regress to and from the premises of Tract No. 1 hereinbefore described across the other premises, Tract No. 2 of land to Township Public Route No. 616.

UNDER AND SUBJECT to all existing easements, conditions, covenants and restrictions of record.

BEING KNOWN AS 46 TWIN POND ROAD BENTON, PA 17814

PROPERTY ID NO: 19-10-021-05

TITLE TO SAID PREMISES IS VESTED IN ETTA L. TUTCO AND JOEL E. SOBOLESKY BY DEED FROM ETTA L. YUTCO, INDIVIDUALLY DATED 08/10/95, RECORDED 08/16/95, IN DEED BOOK 603, PAGE 712.

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BEGINNING at a point at the northeasterly corner of Tract No. 2 hereof, said point being in line of lands now or late of Harold E. and Gladys Strauch, said point being further identified as South 86 degrees 40 minutes 40 seconds East, 376.00 feet from the centerline of Township Public Route No. 616;

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*LAW OFFICES*  
**MARK J. UDREN & ASSOCIATES**  
*1040 NORTH KINGS HIGHWAY*  
*SUITE 500*  
*CHERRY HILL, NEW JERSEY 08034*  
*856 . 482 . 6900*  
*FAX: 856 . 482 . 1199*

***FREDDIE MAC***  
***PENNSYLVANIA***  
***DESIGNATED COUNSEL***

June 10, 2003

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

Re: Deutsche Bank Trust Company Americas formerly known as  
Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage  
Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its  
attorney-in-fact

vs.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
Columbia County C.C.P. No. 2003-CV-378

Dear Sir:

Please serve the Defendant(s), Etta L. Yutco N/K/A Etta L.  
Sobolesky and Joel E. Sobolesky at 46 Twin Pond Road Benton, PA  
17814.

Please Also Post Property At 46 Twin Pond Road Benton, PA 17814.

Thank you for your Assistance with this Matter.

*LAW OFFICES*  
**MARK J. UDREN & ASSOCIATES**  
*1040 NORTH KINGS HIGHWAY*  
*SUITE 500*  
*CHERRY HILL, NEW JERSEY 08034*  
*856 . 482 . 6900*  
*FAX: 856 . 482 . 1199*

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

June 10, 2003

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

Re: Deutsche Bank Trust Company Americas formerly known as  
Banker's Trust Company, as Trustee and Custodian by: Saxon Mortgage  
Services, Inc. f/k/a Meritech Mortgage Services, Inc., as its  
attorney-in-fact

vs.

Joel E. Sobolesky  
Etta L. Yutco n/k/a  
Etta L. Sobolesky  
Columbia County C.C.P. No. 2003-CV-378

Dear Sir:

Please serve the Defendant(s), Etta L. Yutco N/K/A Etta L.  
Sobolesky and Joel E. Sobolesky at 46 Twin Pond Road Benton, PA  
17814.

Please Also Post Property At 46 Twin Pond Road Benton, PA 17814.

Thank you for your Assistance with this Matter.

MARK J. UDREN & ASSOCIATES  
 BY: Mark J. Udren, Esquire  
 ATTY I.D. NO. 04302  
 1040 N. KINGS HIGHWAY, SUITE 500  
 CHERRY HILL, NJ 08034  
 856-482-6900

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company  
 Americas formerly known as  
 Banker's Trust Company, as  
 Trustee and Custodian by:  
 Saxon Mortgage Services, Inc.  
 f/k/a Meritech Mortgage  
 Services, Inc., as its  
 attorney-in-fact  
 1270 Northland Drive  
 Suite 200  
 Mendota Heights, MN 55120  
 Plaintiff

COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 Columbia County

MORTGAGE FORECLOSURE

NO. 2003-CV-378

v.  
 Joel E. Sobolesky  
 Etta L. Yutco n/k/a  
 Etta L. Sobolesky  
 46 Twin Pond Road  
 Benton, PA 17814  
 Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF *MN*

COUNTY OF *Dakota*

SS

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

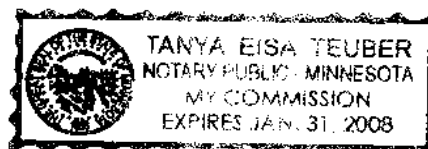
Defendant: Joel E. Sobolesky  
 Age: Over 18  
 Residence: As captioned above  
 Employment: Unknown

Defendant: Etta L. Yutco n/k/a Etta L. Sobolesky  
 Age: Over 18  
 Residence: As captioned above  
 Employment: Unknown

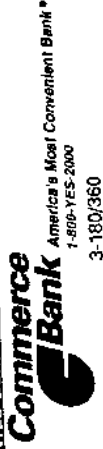
Name:  
 Title:  
 Company:

Sworn to and subscribed  
 before me this *10th* day  
 of *April*, 2003.

*Tanya Teuber*  
 Notary Public



9362



LAW OFFICES OF MARK J. UDREN & ASSOCIATES

ESCROW ACCOUNT  
1040 NORTH KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034

9362

\*\*\* One Thousand Five Hundred \*\*\*

00/100

DATE

Jun 09, 2003

AMOUNT  
\$1,500.00

Sheriff of Columbia County

#03010070

RE: Sheriff S ale Deposit

PAY TO THE ORDER OF

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

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