

SHERIFF'S SALE COST SHEET

Wells Fargo Bank ^{Minnesota} vs. William Boyshg
 NO. 62-04 ED NO. 100-04 JD DATE/TIME OF SALE 9-22-04 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>47.50</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>8.00</u>	
TOTAL *****		\$ <u>449.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>700.64</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>925.64</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 1571.64

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

Wells Fargo Bank N.A. vs William Beysa

NO. 62-04 ED NO. 100-04 JD

DATE/TIME OF SALE: 9-22-04 1100

BID PRICE (INCLUDES COST) \$ 1571,64

POUNDAGE - 2% OF BID \$ 314,13

TRANSFER TAX - 2% OF FAIR MKT \$ _____

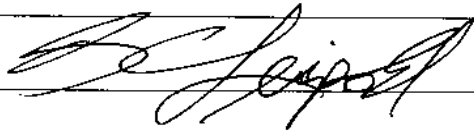
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1603,07

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1603,07

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 103,07



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

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

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County			Date of Acceptance of Document		
Street Address P.O. Box 380			Grantee(s)/Lessee(s) Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-2 Asset-Backed Certificates, Series 2002-2		
City Bloomsburg	State PA	Zip Code 17815	City Irvine	State CA	Zip Code 92618

C PROPERTY LOCATION

Street Address 1335 Upper Raven Creek Road		City, Township, Borough Benton
County Columbia	School District Benton	Tax Parcel Number 32-10-23-10

D VALUATION DATA

1. Actual Cash Consideration \$1,571.64	2. Other Consideration + 0	3. Total Consideration = \$1,571.64
4. Country Assessed Value \$29,550.00	5. Common Level Ratio Factor x 3.05	6. Fair Market Value = \$90,127.50

E EXEMPTION DATA

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

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 **200202096**, 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 the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.**

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

Signature of Correspondent or Responsible Party 	Date 9/30/04
---	------------------------

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 0

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank *
1-800-YES-2000
3-180/360

20532

20532

NUMBER

AMOUNT

\$103.07

DATE

09/30/2004

One hundred Three dollars and Seven cents

PAY

TO THE
ORDER
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS
[Signature]

MP

For Settle with Sheriff 03120768 Boysha

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. 8

⑈020532⑈ ⑆036001808⑆ 36 589745 3⑈

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

CHERRY HILL, NEW JERSEY 08003-3620
856. 482. 6900
FAX: 856. 482. 1199

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 30, 2004

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

RE: Wells Fargo Bank Minnesota, N.A., as Trustee
vs.
William J. Boysha
Property: 1335 Upper Raven Creek Road
(Sugarloaf Township)
Benton, PA 17814
Columbia County C.C.P. No.: 2004 CV 100 MF
Sheriff's Sale Date: September 22, 2004

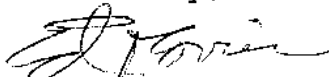
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-2 Asset-Backed Certificates, Series 2002-2, 3 ADA Irvine CA. 92618.

Enclosed please find our check in the amount of \$103.07 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,200.00. 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

UDREN LAW OFFICES, P.C.**WOODCREST CORPORATE CENTER****111 WOODCREST ROAD****SUITE 300****CHERRY HILL, NEW JERSEY 08003-3620****856. 669. 5400****FAX: 856. 669. 5399**

MARK J. UDREN*
STUART WINNEC**
GAYL SPIVAK ORLOFF***
REIDI R. SPIVAK***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

PENNSYLVANIA OFFICE**215-568-9500****215-568-3141 FAX**

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

June 22, 2004

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: Wells Fargo Bank Minnesota, N.A., as Trustee
vs.

William J. Boysa

Columbia County C.C.P. No. 2004 CV 100 MF

Premises: 1335 Upper Raven Creek Road

(Sugarloaf Township) Benton, PA 17814

SS Date: June 23, 2004 at 11:00 a.m.

Dear Tim:

Please Postpone the Sheriff's Sale scheduled for June 23, 2004 at
11:00 a.m. to September 22, 2004 at 11:00 a.m.

Sale is postponed for the following reason:

Defendant (s) filed Bankruptcy Chapter 7 on June 18, 2004, in the
Western District case no. 5:04-bk-53102-JJT.

Thank you for your attention to this matter.

Sincerely yours,


Mark J. Udren\
UDREN LAW OFFICES, P.C.

/jlb

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 June 2, 9, 16, 2004 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 17th day of June, 2004.

[Signature]

Commonwealth of Pennsylvania
My commission expires
Notary Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

BEATRICE LAW OFFICES
ATTORNEYS & COUNSELLORS AT LAW
PO BOX 70
HUGHESVILLE, PA 17737
(570)-584-2951



JAMES BEATRICE, JR.
ALTHEA C. BEATRICE
ANTHONY C. BEATRICE

FACSIMILE TRANSMITTAL FORM

TO: Sheriff of Columbia Co

Tele: 570-389-5622
Fax: 570-389-5625

FROM: Atty James Beatrice's office

RE: Wells Fargo Bank vs William Boysha
2004-CV-100 MF

Number of Pages Including Cover: 3

DATE: 6/22/04

If you have not received all pages, or have problems receiving, please call sender

Message: Kindly stay Sheriff sale of real property set
for Wednesday, June 23 at 11 AM
Attached correspondence regarding above-referenced matter.

CONFIDENTIALITY NOTICE

The information transmitted herewith may be confidential and protected from disclosure by law as proprietary information, attorney-client communications, attorney work product or otherwise. It is intended for the exclusive use of the named recipient.

If you are not the named recipient, disclosure or distribution of the information transmitted herewith may be subject to legal restriction or sanction, and you are requested to notify us by telephone to arrange for return of the information and all copies.

FORM 31 United States Bankruptcy Court Middle District of Pennsylvania		Voluntary Petition																
Name of Debtor (if individual, enter Last, First, Middle): BOYSHA, WILLIAM J		Name of Joint Debtor (Spouse) (Last, First, Middle):																
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names):																
Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all): XXX-XX-0906		Last four digits of Soc. Sec. No. / Complete EIN or other Tax I.D. No. (if more than one, state all):																
Street Address of Debtor (No. & Street, City, State & Zip Code): 1335 UPPER RAVEN CREEK ROAD Benton, PA 17814		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):																
County of Residence or of the Principal Place of Business: Columbia		County of Residence or of the Principal Place of Business:																
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: right; font-size: 1.2em;">5-04-53102</div>																		
Information Regarding the Debtor (Check the Applicable Boxes)																		
Venue (Check any applicable box) <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.																		
Type of Debtor (Check all boxes that apply) <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other <input type="checkbox"/> Clearing Bank		Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding																
Nature of Debts (Check one box) <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business		Filing Fee (Check one box) <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 1005(b). See Official Form No. 3.																
Chapter 11 Small Business (Check all boxes that apply) <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)																		
Statistical/Administrative Information (Estimates only) <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.																		
Estimated Number of Creditors <table style="width: 100%; text-align: center;"> <tr> <td>1-5</td> <td>16-40</td> <td>50-99</td> <td>100-199</td> <td>200-999</td> <td>1000-over</td> </tr> <tr> <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> </table>			1-5	16-40	50-99	100-199	200-999	1000-over	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
1-5	16-40	50-99	100-199	200-999	1000-over													
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Estimated Assets <table style="width: 100%; text-align: center;"> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <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> </table>			\$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	<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	\$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											
<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"/>											
Estimated Debts <table style="width: 100%; text-align: center;"> <tr> <td>\$0 to \$50,000</td> <td>\$50,001 to \$100,000</td> <td>\$100,001 to \$500,000</td> <td>\$500,001 to \$1 million</td> <td>\$1,000,001 to \$10 million</td> <td>\$10,000,001 to \$50 million</td> <td>\$50,000,001 to \$100 million</td> <td>More than \$100 million</td> </tr> <tr> <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> </table>			\$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	<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	\$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											
<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"/>											

THIS SPACE IS FOR COURT USE ONLY

 1004
 05-04-19 PM 4:50
 1004

Petition

(must be completed and filed in every case)

Name of Debtor(s):

BOYSHA, WILLIAM J.

FORM BI Page 2

Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)

On
Filed: - None -

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:
None -

Case Number:

Date Filed:

District:

Relationship:

Judge:

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

(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.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X William J. Boysha
Signature of Debtor WILLIAM BOYSHAX _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

June 17, 2004

Date

Signature of Attorney

X James Beatrice Jr.
Signature of Attorney for Debtor(s)
JAMES BEATRICE JR.

Printed Name of Attorney for Debtor(s)

BEATRICE LAW OFFICES

Firm Name

PO BOX 70

HUGHESVILLE, PA 17737

Address

570-546-2050

Telephone Number

June 17, 2004

Date

Signature of Debtor (Corporation/Partnership)

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.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

Exhibit A

(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)

☐ Exhibit A is attached and made a part of this petition

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts)

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.

X James Beatrice Jr. June 17, 2004
Signature of Attorney for Debtor(s) Date
JAMES BEATRICE JR.

Exhibit C

Does the debtor own or have possession of any property that poses a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.
☒ No

Signature of Non-Attorney Petition Preparer

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

Printed Name of Bankruptcy Petition Preparer

Social Security Number (Required by 11 U.S.C. § 110(e))

Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

X _____
Signature of Bankruptcy Petition Preparer

Date

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.

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren\

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank Minnesota,
N.A., as Trustee

P.O. Box 57038

Irvine, CA 92619-7038

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

v.

William J. Boysha

1335 Upper Raven Creek Road

Benton, PA 17814

Defendant(s)

NO. 2004 CV 100 MF

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: June 15, 2004

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren\, Esquire
Attorney for Plaintiff

COPY

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren\, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2004 CV 100 MF

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814
Defendant(s)

DATE: April 20, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): William J. Boysha

PROPERTY: 1335 Upper Raven Creek Road
(Sugarloaf Township)
Benton, PA 17814

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on June 23, 2004, at 11:00 AM, in 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.

EXHIBIT A

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)
7002 0860 0007 7404 1248

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

5. Date of Delivery
APR 20 2004

6. Received by (Printed Name)
Samuel J. Ventresca

7. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

1. Article Addressed to:
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number
(Transfer from service label)
7002 0860 0007 7404 1231

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

5. Date of Delivery
APR 19 2004

6. Received by (Printed Name)
Samuel J. Ventresca

7. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)
7002 0860 0007 7404 1231

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

5. Date of Delivery
APR 19 2004

6. Received by (Printed Name)
Samuel J. Ventresca

7. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

1. Article Addressed to:
Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

2. Article Number
(Transfer from service label)
7002 0860 0007 7404 1200

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

5. Date of Delivery
APR 19 2004

6. Received by (Printed Name)
Samuel J. Ventresca

7. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

1. Article Addressed to:
Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

2. Article Number
(Transfer from service label)
7002 0860 0007 7404 1217

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

<p>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.</p>	<p>1. Article Addressed to:</p> <p>American Business Mort. Service 5 Becker Farm Road Roseland, NJ 07068</p>	<p>2. Article Number</p>	<p>7002</p>
<p>PS Form 3811, August 2001</p>		<p>Domestic Return</p>	

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p>U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>A. Signature</p> <p><i>J. Moore</i></p> </td> <td style="width: 50%; padding: 5px;"> <p>EECV</p> <p>Post Office Agent</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>B. Received by (Printed Name)</p> <p>J. MOORE</p> </td> <td style="padding: 5px;"> <p>Address</p> <p>Date of Delivery</p> <p>APR 19</p> </td> </tr> </table> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>A. Signature</p> <p><i>J. Moore</i></p>	<p>EECV</p> <p>Post Office Agent</p>	<p>B. Received by (Printed Name)</p> <p>J. MOORE</p>	<p>Address</p> <p>Date of Delivery</p> <p>APR 19</p>		
<p>A. Signature</p> <p><i>J. Moore</i></p>	<p>EECV</p> <p>Post Office Agent</p>						
<p>B. Received by (Printed Name)</p> <p>J. MOORE</p>	<p>Address</p> <p>Date of Delivery</p> <p>APR 19</p>						
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<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.
<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.						

7002 0860 0007 7404 1255

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

Name and Address Of Sender

Udren Law Offices PC
Woodcrest Corporate Center
111 Woodcrest Road
Cherry Hill, NJ 08003

☐ 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.

EXHIBIT

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1	Boyska	Columbia County Tax Claim Bureau, PO Box 380 Bloomsburg, PA 17815										
2	03120768	Domestic Relations Section, PO Box 380, Bloomsburg, PA 17815										
3	Jodie	Commonwealth of PA, Dept. of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946										
4	Columbia	Commonwealth of PA, Bureau of Individual Tax, Inheritance Tax Division, 6th Floor, Strawberry Square, Dept. 280601, Harrisburg, PA 17128 IRS, Federal Estate Tax, Special Procedures Branch PO Box 12051, Philadelphia, PA 19105										
5		Dept. of Public Welfare, TPL Casualty Unit, Estate Recovery Program, PO Box 8486, Willow Oak Bldg. Harrisburg, PA 17128-8486										
6		Tenants/Occupants, 1335 Upper Raven Creek Rd. Benton (Sugarloaf 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 piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							

PS Form 3877, February 1994

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

Name and Address of Sender

LAW OFFICES
MARK J. UDREN & ASSOCIATES
10-40 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

EXHIBIT A

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1	BOYSHA	AMERICAN BUSINESS MORTGAGE SERVICES, INC. 5 BECKER FARM ROAD, ROSELAND, NJ 07068										
2	BOYSHA COUNTY											
3	Columbia											
4												
5												
6												
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 piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.									



ed with First-Class
class of International
PROVIDED with Co.
Registered Mail.
It may be requested to provide
and add applicable postage to cover
requested. To receive a fee waiver,
mark on your Certified Mail receipt.
Jodie

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

IRS Federal Estate Tax
Spec. Proc. Branch
PO Box 12051
Philadelphia 19105

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™



9552 9552 9000 0922 0002
9552 9552 9000 0922 0002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL U.S.	
Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 442
Sent To	IRS
Street Apt. No., or PO Box No.	Federal Estate Tax Special Procedures Branch
City, State, ZIP+4	PO Box 12051 Philadelphia, PA 19105
PS Form 3800, June 2002	
See Reverse for Instructions	

EXHIBIT A

EXHIBIT A

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.
Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

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:

IRS
Federal Estate Tax
Special Procedures Branch
PO Box 12051
Philadelphia, PA 19105

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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)

7003 2260 0006 7568 8336

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 62 OF 2004 ED AND CIVIL WRIT NO. 100 OF 2004 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'S 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 or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the center line of State Highway Legislative Route 19072 leading from Highway Traffic Route 239 to Legislative Route 19071, said point being in line or lands now or formerly of Edward L. Campbell et al; THENCE along the lands now or formerly of Campbell et al through an iron rod set 16.8 feet from the center line of the aforesaid State Highway, North 73 degrees 44 minutes West 272.9 feet to an old iron rod corner in line of lands of Lawrence and Julia Graczyk; THENCE along the lands of said Graczyk North 7 degrees 34 minutes East, 216.0 feet to an iron rod corner in line of other lands now or formerly of the said Campbells et al; THENCE along the lands now or formerly of said Campbell et al South 73 degrees 44 minutes East, 285.5 feet through an iron rod set 16.9 feet from the center of State Highway Legislative Route 19072 to a point in center line of said State Highway; THENCE along the center line of State Highway Legislative Route 19072, South 10 degrees 55 minutes West 214.5 feet to a point, being the point and place of BEGINNING. BEING KNOWN AS 1335 UPPER RAVEN CREEK ROAD BENTON (SUGARLOAF TOWNSHIP), PA 17814

PROPERTY ID NO: 32-10-23-10

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. BOYSHA AND AUDREY L. BOYSHA, HIS WIFE BY DEED FROM WILLIAM J. BOYSHA, JOINED BY AUDREY L. BOYSHA, HIS WIFE DATED 10/17/73, RECORDED 10/26/73, BOOK 264, PAGE 700.

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
111 Woodcrest Road
Cherry Hill, NJ 08003

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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.

WELLS FARGO BANK MINNESOTA, N.A.

VS.

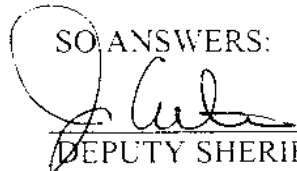
WILLIAM BOYSHA

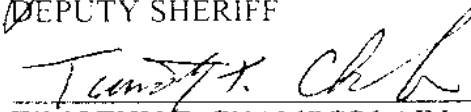
WRIT OF EXECUTION #62 OF 2004 ED

POSTING OF PROPERTY

MAY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF WILLIAM BOYSHA AT 1335 UPER RAVEN CREEK ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF J. ARTER.

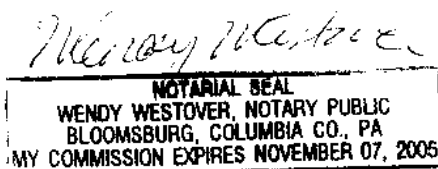
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MAY 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK MINNESOTA, N.A.,
AS TRUSTEE

Docket # 62ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

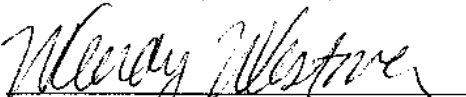
WILLIAM BOYSHA

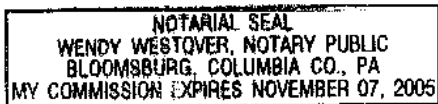
AFFIDAVIT OF SERVICE

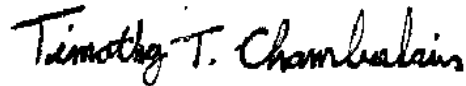
NOW, THIS WEDNESDAY, APRIL 21, 2004, AT 5:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON WILLIAM BOYSHA AT 1335 UPPER
RAVEN CREEK ROAD, BENTON BY HANDING TO WILLIAM BOYSHA, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/7/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 62ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
DEFENDANT WILLIAM BOYSHA

PERSON/CORP TO SERVED
WILLIAM BOYSHA
1335 UPPER RAVEN CREEK ROAD
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON W. Boysha

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-4 TIME 12:30 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

4-4-4 10:40 ARTER CRD

4-20-4 13:45 ARTER CRD

DEPUTY

J. Carter

DATE 4-21-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/7/2004

SERVICE# 7 - OF - 14 SERVICES
 DOCKET # 62ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
 DEFENDANT WILLIAM BOYSHA

PERSON/CORP TO SERVED
SHIRLEY LOCKARD-TAX COLLECTOR
541 CAMP LAVIGNE ROAD
BENTON

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-19-04 TIME 1150 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. Kuter DATE 4-19-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 62ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
DEFENDANT WILLIAM BOYSHA

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Leslie J. Van Cuse Sr*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1030 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. C. [Signature]

DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 62ED2004

PLAINTIFF WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
DEFENDANT WILLIAM BOYSHA

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee Mediant

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 0930 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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. Luten DATE 4-16-4

REAL ESTATE OUTLINE

ED # 62-04

DATE RECEIVED 4-7-04
DOCKET AND INDEX 4-16-04
SET FILE FOLDER UP 4-16-04

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# 7834

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

SALE DATE June 23, 2004 TIME 1100
POSTING DATE May 20
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16, 04

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 62 OF 2004 ED AND CIVIL WRIT NO. 100 OF 2004 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 or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the center line of State Highway Legislative Route 19072 leading from Highway Traffic Route 239 to Legislative Route 19071, said point being in line or lands now or formerly of Edward L. Campbell et al; THENCE along the lands now or formerly of Campbell et al through an iron rod set 16.8 feet from the center line of the aforesaid State Highway, North 73 degrees 44 minutes West 272.9 feet to an old iron rod corner in line of lands of Lawrence and Julia Graczyk; THENCE along the lands of said Graczyk North 7 degrees 34 minutes East, 216.0 feet to an iron rod corner in line of other lands now or formerly of the said Campbells et al; THENCE along the lands now or formerly of said Campbell et al South 73 degrees 44 minutes East, 285.5 feet through an iron rod set 16.9 feet from the center of State Highway Legislative Route 19072 to a point in center line of said State Highway; THENCE along the center line of State Highway Legislative Route 19072, South 10 degrees 55 minutes West 214.5 feet to a point, being the point and place of BEGINNING. BEING KNOWN AS 1335 UPPER RAVEN CREEK ROAD BENTON (SUGARLOAF TOWNSHIP), PA 17814

PROPERTY ID NO: 32-10-23-10

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. BOYSHA AND AUDREY L. BOYSHA, HIS WIFE BY DEED FROM WILLIAM J. BOYSHA, JOINED BY AUDREY L. BOYSHA, HIS WIFE DATED 10/17/73, RECORDED 10/26/73, BOOK 264, PAGE 700.

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
111 Woodcrest Road
Cherry Hill, NJ 08003

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffcolumbiacounty.com

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

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:

1335 Upper Raven Creek Road
(Sugarloaf Township)
Benton, PA 17814
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$103,236.23

Interest From 4/1/04

to Date of Sale _____

Per diem @\$24.37

(Costs to be added)

\$103,236.23

Prothonotary

By

Barbara J. Silvestro
Clerk

Date

April 6, 2004

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

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Interest From 4/1/04
to Date of Sale _____
Per diem @\$24.37

(Costs to be added)

\$ James B. Kline

Prothonotary

By Barbara J. Schmitt
Clerk Ch. Dept.

Date April 6, 2004

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO.04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

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

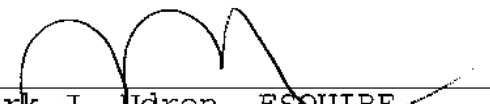
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

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.

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED 62

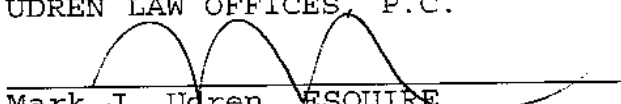
C E R T I F I C A T E

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
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UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

Wells Fargo Bank Minnesota, N.A.,
as Trustee
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank Minnesota, N.A., as Trustee, 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: 1335 Upper Raven Creek Road (Sugarloaf Township), Benton, PA 17814

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

William J. Boysha 1335 Upper Raven Creek Road
Benton, PA 17814

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

SAME AS #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

None

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

Plaintiff herein. See Caption above.

American Business Mortgage 5 Becker Farm Road
Services Inc. Roseland, NJ 07068

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 County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
Commonwealth of Pennsylvania	Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
Internal Revenue Service	Federal Estate Tax Special Procedures Branch P.O. Box 19105 Philadelphia, PA 19105
Department of Public Welfare	TPL Casualty Unit, Estate Recovery Program P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486

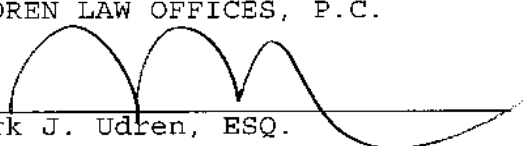
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	1335 Upper Raven Creek Road (Sugarloaf Township) Benton, 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.

UDREN LAW OFFICES, P.C.

DATED: March 31, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota, N.A.,
as Trustee
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

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Plaintiff herein. See Caption above.

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Name	Address
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Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
Commonwealth of Pennsylvania	Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
Internal Revenue Service	Federal Estate Tax Special Procedures Branch P.O. Box 19105 Philadelphia, PA 19105
Department of Public Welfare	TPL Casualty Unit, Estate Recovery Program P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486

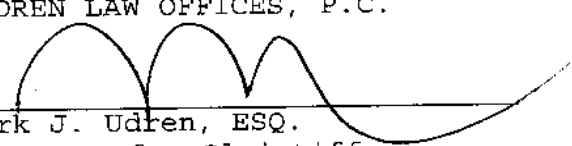
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	1335 Upper Raven Creek Road (Sugarloaf Township) Benton, 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.

UDREN LAW OFFICES, P.C.

DATED: March 31, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-482-6900

Wells Fargo Bank Minnesota, N.A.,
as Trustee

P.O. Box 57038

Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha

1335 Upper Raven Creek Road

Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED 62

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank Minnesota, N.A., as Trustee, 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: 1335 Upper Raven Creek Road (Sugarloaf Township), Benton, PA 17814

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

William J. Boysha 1335 Upper Raven Creek Road
Benton, PA 17814

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

SAME AS #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

None

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

Plaintiff herein. See Caption above.

American Business Mortgage 5 Becker Farm Road
Services Inc. Roseland, NJ 07068

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 County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
Commonwealth of Pennsylvania	Bureau of Individual Tax, Inheritance Tax Division 6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
Internal Revenue Service	Federal Estate Tax Special Procedures Branch P.O. Box 19105 Philadelphia, PA 19105
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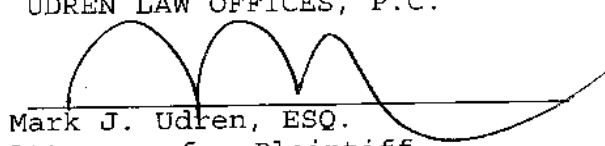
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	1335 Upper Raven Creek Road (Sugarloaf Township) Benton, 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.

UDREN LAW OFFICES, P.C.

DATED: March 31, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota, N.A.,
as Trustee
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED62

AFFIDAVIT PURSUANT TO RULE 3129.1

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Benton, PA 17814

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Name Address

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

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Name Address

Plaintiff herein.

See Caption above.

American Business Mortgage
Services Inc.

5 Becker Farm Road
Roseland, NJ 07068

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Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
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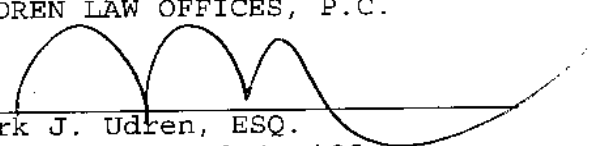
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	1335 Upper Raven Creek Road (Sugarloaf Township) Benton, 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.

UDREN LAW OFFICES, P.C.

DATED: March 31, 2004


Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
N.A., as Trustee
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2004 CV 100 MF

2004-ED-62

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: William J. Boysha
1335 Upper Raven Creek Road
Benton, PA 17814

Your house (real estate) at 1335 Upper Raven Creek Road (Sugarloaf Township) Benton, 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 \$103,236.23, 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

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at a point in the center line of State Highway Legislative Route 19072 leading from Highway Traffic Route 239 to Legislative Route 19071, said point being in line of lands now or formerly of Edward L. Campbell et al;

THENCE along the lands now or formerly of Campbell et al through an iron rod set 16.8 feet from the center line of the aforesaid State Highway, North 73 degrees 44 minutes West 272.9 feet to an old iron rod corner in line of lands of Lawrence and Julia Graczyk;

THENCE along the lands of said Graczyk North 7 degrees 34 minutes East, 216.0 feet to an iron rod corner in line of other lands now or formerly of the said Campbells et al;

THENCE along the lands now or formerly of said Campbell et al South 73 degrees 44 minutes East, 285.5 feet through an iron rod set 16.9 feet from the center of State Highway Legislative Route 19072 to a point in center line of said State Highway;

THENCE along the center line of State Highway Legislative Route 19072, South 10 degrees 55 minutes West 214.5 feet to a point, being the point and place of BEGINNING.

BEING KNOWN AS 1335 UPPER RAVEN CREEK ROAD BENTON (SUGARLOAF TOWNSHIP), PA 17814

PROPERTY ID NO: 32-10-23-10

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. BOYSHA AND AUDREY L. BOYSHA, HIS WIFE BY DEED FROM WILLIAM J. BOYSHA, JOINED BY AUDREY L. BOYSHA, HIS WIFE DATED 10/17/73, RECORDED 10/26/73, BOOK 264, PAGE 700.

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UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 482 . 6900

FAX: 856 . 482 . 1199

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN*

STUART WINNEG**

GAYL SPIVAK ORLOFF***

HEIDI R. SPIVAK***

CHRISTOPHER J. FOX***

MARISA JOY MYERS***

LORRAINE DOYLE**

ALAN M. MINATO***

DWIGHT MICHAELSON***

***ADMITTED NJ, PA, FL**

****ADMITTED NJ, PA, FL**

****ADMITTED PA**

*****ADMITTED NJ, PA**

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 31, 2004

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


Re: Wells Fargo Bank Minnesota, N.A., as Trustee
vs.
William J. Boysha
Columbia County C.C.P. No. 2004 CV 100 MF

Dear Sir:

Please serve the Defendant(s), William J. Boysha at 1335 Upper Raven Creek Road, Benton, PA 17814.

Please then, **POST** the property with the Handbill at 1335 Upper Raven Creek Road (Sugarloaf Township), Benton, PA 17814.

UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

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FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 31, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
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Re: Wells Fargo Bank Minnesota, N.A., as Trustee
vs.
William J. Boysha
Columbia County C.C.P. No. 2004 CV 100 MF

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Please then, POST the property with the Handbill at 1335 Upper Raven Creek Road (Sugarloaf Township), Benton, PA 17814.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

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

CHERRY HILL, NEW JERSEY 08003-3620
856. 482. 6900
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DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 31, 2004

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

Re: Wells Fargo Bank Minnesota, N.A., as Trustee
vs.
William J. Boysha
Columbia County C.C.P. No. 2004 CV 100 MF

Dear Sir:

Kindly enter Judgment, issue a Writ of Execution, and transmit the appropriate documents to the Sheriff, together with the deposit check in the sum of \$1,500.00, to be listed for Sheriff's Sale on _____.


All necessary documents to establish the above are enclosed, together with a check to your order in the sum of \$37.00 to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecipe for Judgment in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,


Mark J. Udren, Esquire
UDREN LAW OFFICES, P.C.

/JAK
enclosures

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



Commerce Bank
America's Most Convenient Bank
1-800-YES-2000
3-180/360

7834 7834
NUMBER

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

03/31/2004 \$1,500.00

VOID AFTER 90 DAYS

For Sheriff's Sale Deposit 03120768 Boysha

⑈007834⑈ ⑆036001808⑆ 365897453⑈