

SHERIFF'S SALE COST SHEET

NO. Donache ED NO. 1977-05 VS. Bank JD DATE/TIME OF SALE 2000/1/1

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>275.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>18.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>276.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>770.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>996.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</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>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u>100.00</u>	\$
TOTAL ***** \$ <u>1024.46</u>	

TOTAL COSTS (OPENING BID) \$ 276.50
1530.00 DUE
4,102.75 DUE

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

62723

NUMBER

Nine hundred Two dollars and Ninety Six cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

DATE

06/09/2006

AMOUNT

\$902.96

VOID AFTER 90 DAYS

For Sale Styd - Bal Due 05080078 Bankes

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

⑆062723⑆ ⑆036001808⑆ 36 589745 3⑆

SECURED
SECURED
SECURED

Details on back



Security Features Included

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Mark J. Udren, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: 6-9-06

Re: Lisa Bankes foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:** I received your fax staying this sale, there is balance due of \$902.96. I have attached a cost sheet. Thank you.

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

CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*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

June 7, 2006

Sent via telefax #1-570-389-5636
and Regular Mail

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

Re: Deutsche Bank Trust Company Americas f/k/a 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.

Lisa J. Bankes
Columbia County C.C.P. No. 2005-CV-1579-MF
Premises: 806 Fair Street
(Mifflin Twp), Mifflinville, PA 18631
SS Date: July 12, 2006 (postponed from April 26, 2006)

Dear Sheriff:

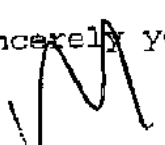
Please STAY the Sheriff's Sale scheduled for July 12, 2006.

Sale is stayed for the following reason:

Due to reinstatement. Amount collected \$51,222.95.

Thank you for your attention to this matter.

Sincerely yours,


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

/kab

SHERIFF'S SALE COST SHEET

Deutsche Bank Trust Co. vs. Lisa Bankes
 NO. 22-06 ED NO. 1579-05 JD DATE/TIME OF SALE Apr 26, 06 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>361.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ _____
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ _____

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>1329.77</u>	
TOTAL *****	\$ _____	

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, 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 that day and on the attached notice April 5, 12, 19, 2006 is printed and published; that the affiant is one of the officers or publisher 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.

Brandon R. Eyerly

Sworn and subscribed to before me this 24th day of April, 2006

[Signature]

Commonwealth of Pennsylvania
Notary Seal
Dennis L. Ashenfelter, 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.

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

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
*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

April 20, 2006

Sent via telefax #1-570-389-5636
and Regular Mail

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

Re: Deutsche Bank Trust Company Americas f/k/a 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.

Lisa J. Bankes

Columbia County C.C.P. No. 2005-CV-1579-MF

Premises: 806 Fair Street

(Mifflin Twp), Mifflinville, PA 18631

SS Date: April 26, 2006

Dear Sheriff Chamberland:

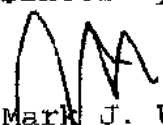
Please POSTPONE the Sheriff's Sale scheduled for April 26, 2006 to
July 12, 2006.

Sale is postponed for the following reason:

To allow time to complete service of the Notice of Sale.

Thank you for your attention to this matter.

Sincerely yours,


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

/Kab

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6388

SHERIFF'S RETURN OF NO SERVICE

DEUTSCHE BANK TRUST COMPANY AMERICAS 22ED2006
F/K/A BANKERS TRUST COMPANY, AS TRUSTEE
AND CUSTODIAN BY: SAXON MORTGAGE
SERVICES, INC. F/K/A MERITECH MORTGAGE
SERVICES, INC AS ITS ATTORNEY-IN-FACT
VS.
LISA J. BANKES

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS FOR THE FOLLOWING REASONS:
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, March 21, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008

SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

DEPUTY SHERIFF
P. D'ANGELO

TIMOTHY T. CHAMBERLAIN



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 COMPANY
AMERICAS

VS.

LISA BANKES


WRIT OF EXECUTION #22 OF 2006 ED

POSTING OF PROPERTY

March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LISA BANKES AT 806 FAIR ST. MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/14/2006

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 22ED2006

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY, AS TRUSTEE AND
CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC.
F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS
ATTORNEY-IN-FACT

DEFENDANT
ATTORNEY FIRM

LISA J. BANKES
MARK J. UDREN & ASSOCIATES

854-5281 7

PERSON/CORP TO SERVED
LISA BANKES
806 FAIR ST.
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

02-22-06	1140	DANIELLO	C/LC PO. says still at house
02-23-06	1045	DANIELLO	N/A
02-24-06	0820	DANIELLO	N/A
02-27-06	1320	DANIELLO	can't still there

DEPUTY _____

DATE _____

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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
Americas f/k/a 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.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

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:

806 Fair Street
(Mifflin Twp)
Mifflinville, PA 18631
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$87,616.17
Interest From 2/11/06
to Date of Sale _____
Ongoing Per Diem of \$14.87
to actual date of sale including if sale is
held at a later date

(Costs to be added) \$ _____

By Toni B. Kene *EAB* Prothonotary
Clerk
Date 2/14/06

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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
Americas f/k/a 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.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Your house (real estate) at 806 Fair Street, (Mifflin Twp)
Mifflinville, PA 18631 is scheduled to be sold at the Sheriff's
Sale on April 26, 2006, at 10:30 am in the Columbia
County Courthouse, Bloomsburg, PA, to enforce the court judgment
of \$87,616.17, obtained by Plaintiff above (the mortgagee)
against you. If the sale is postponed, the property will be
relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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.

Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Number
(Transfer from service label)

S Form 3811, February 2004

Domestic Return Receipt

7004 2890 0001 4115 9234

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

7004 2890 0001 4115 9210

102595-02-M-1

☒ Agent
☐ Addressee
B. Received by (Printed Name) DEB 17 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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:

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

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail
☐ Express Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9203

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Chase Bank of Texas, N.A.
801 W. Greene Road
Houston, TX 77067

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9227

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

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

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9241

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1
Domestic Return Receipt
PS Form 3811, February 2004
7004 2890 0001 4115 9241
2. Article Number
(Transfer from service label)
3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION ON DELIVERY

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9203

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Chase Bank of Texas, N.A.
801 W. Greene Road
Houston, TX 77067

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION ON DELIVERY

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9227

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
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.

SENDER: COMPLETE THIS SECTION ON DELIVERY

2. Article Number
(Transfer from service label)
7004 2890 0001 4115 9241

3. Service Type
☒ Certified Mail
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/14/2006

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 22ED2006

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY, AS TRUSTEE AND
CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC.
F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS
ATTORNEY-IN-FACT

DEFENDANT

LISA J. BANKES

ATTORNEY FIRM

MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

SUSAN NEVEL-TAX COLLECTOR

226 E. 5TH ST.

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 02-22-06

TIME

1130

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

02-22-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/14/2006

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 22ED2006

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY, AS TRUSTEE AND
CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC.
F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS
ATTORNEY-IN-FACT

DEFENDANT
ATTORNEY FIRM

LISA J. BANKES
MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Post Service IDENTIFICATION _____

DATE 2-16-06 TIME 0940 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

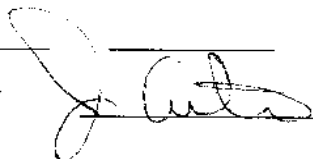
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-16-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/14/2006

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 22ED2006

PLAINTIFF

DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A
BANKERS TRUST COMPANY, AS TRUSTEE AND
CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC.
F/K/A MERITECH MORTGAGE SERVICES, INC AS ITS
ATTORNEY-IN-FACT

DEFENDANT
ATTORNEY FIRM

LISA J. BANKES
MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-16-6 TIME 0825 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

[Signature]

DATE 2-16-6

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-FEB-06

FEE:\$5.00

CERT. NO:1683

BANKES LISA J
PO BOX 89
MIFFLINVILLE PA 18631

DISTRICT: MIFFLIN TWP
DEED 20000-1492
LOCATION: 806 FAIR ST MIFFLINVILLE
PARCEL: 23 -05F-025-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,237.47	27.29	60.00	1,324.76
TOTAL DUE :					\$1,324.76

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 22-06

DATE RECEIVED 2-14-06
DOCKET AND INDEX 2-15-06
SET FILE FOLDER UP 2-15-06

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# 53418

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

SALE DATE Apr 26 06 TIME 1030
POSTING DATE Mar 22 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 5
2ND WEEK 12
3RD WEEK 19, 06

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 22 OF 2006 ED AND CIVIL WRIT NO. 1579 OF 2005 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 and tract of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin on the west side of Fair Street in line of land now or late of Fred Aten; thence along land now or late of Aten, south seventy (70) degrees fourteen (14) minutes twenty-six (26) seconds west a distance of two hundred forty-six and three hundredths (246.03') feet to a steel pin in line of land formerly of Ruth J. Gould and now of Bonnie L. Michael; thence along line of land formerly of Ruth J. Gould and now of Bonnie L. Michael north twenty (20) degrees eight (08) minutes west a distance of two hundred nineteen and eighty-six hundredths (219.86') feet to a steel pin in line of land formerly of Ruth J. Gould and now of Bonnie L. Michael; thence along land now or formerly of Ruth J. Gould and now of Bonnie L. Michael, north seventy (70) degrees fourteen (14) minutes twenty-six (26) seconds east a distance of two hundred forty-six and three hundredths (246.03') feet to a steel pin on the west side of Fair Street; thence along Fair Street, south twenty (20) degrees eight (08) minutes east a distance of two hundred nineteen and eighty-six hundredths (219.86') feet to a steel pin, the place of Beginning.

CONTAINING 1.243 acres, description taken from attached survey map.

BEING KNOWN AS: 806 FAIR STREET, MIFFLINVILLE (MIFFLIN TWP), PA 18631

PROPERTY ID NO.: 23-05F-025

TITLE TO SAID PREMISES IS VESTED IN LISA J. BANKS, SINGLE BY DEED FROM GEORGE J. WALTERS AND ERIN L. WALTERS, FORMERLY HUSBAND AND WIFE DATED 2/7/00 RECORDED 2/16/00 IN DEED INSTRUMENT NO. 200001492.

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

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

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

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

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

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
Americas f/k/a 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.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

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:

806 Fair Street
(Mifflin Twp)
Mifflinville, PA 18631
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$87,616.17
Interest From 2/11/06
to Date of Sale _____
Ongoing Per Diem of \$14.87
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____

By *Fanni B. Kline/EAB* Prothonotary
Clerk
Date *2/14/06*

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
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Deutsche Bank Trust Company
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200
Mendota Heights, MN 55120

Plaintiff

v.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

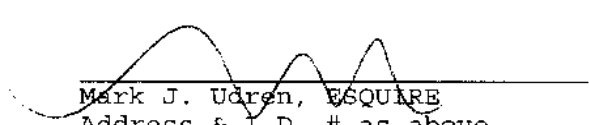
NO. 2005-CV-1579-MF

2006-ED-22

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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
Americas f/k/a Banker's Trust
Company, as Trustee and
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1270 Northland Drive, Suite
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Plaintiff

v.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED 22

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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
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Company, as Trustee and
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Plaintiff

v.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

COPY

NO. 2005-CV-1579-MF

2006-ED-22

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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- () Vacant
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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
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Mortgage Services, Inc. as its
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1270 Northland Drive, Suite
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Plaintiff

v.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas f/k/a 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: 806 Fair Street, (Mifflin Twp), Mifflinville, PA 18631

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

Lisa J. Bankes 806 Fair Street
Mifflinville, PA 18631

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
Bethesda Day Treatment Center	Address to follow.

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

Name	Address
Plaintiff herein.	See Caption above.

Chase Bank of Texas, NA (formerly named Texas Commerce Bank, NA)	801 W, Greens Road, Houston, TX 77067
--	--

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 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

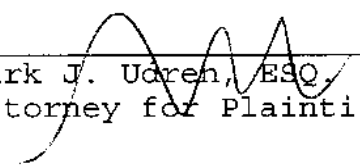
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	806 Fair Street (Mifflin Twp) Mifflinville, PA 18631

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: February 10, 2006



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
856-669-5400

ATTORNEY FOR PLAINTIFF

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Plaintiff

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Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

AFFIDAVIT PURSUANT TO RULE 3129.1

Deutsche Bank Trust Company Americas f/k/a 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: 806 Fair Street, (Mifflin Twp), Mifflinville, PA 18631

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

Lisa J. Bankes 806 Fair Street
Mifflinville, PA 18631

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

Bethesda Day Treatment
Center

Address to follow.

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

Name

Address

Plaintiff herein.

See Caption above.

Chase Bank of Texas, NA
(formerly named Texas
Commerce Bank, NA)

801 W, Greens Road,
Houston, TX 77067

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 17815

Domestic Relations Section

PO Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

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

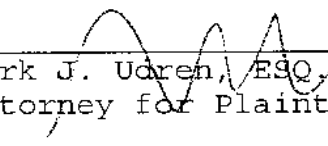
Tenants/Occupants

806 Fair Street
(Mifflin Twp)
Mifflinville, PA 18631

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: February 10, 2006



Mark J. Udren, ESQ.
Attorney for Plaintiff

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CONTAINING 1.243 acres, description taken from attached survey map.

BEING KNOWN AS: 806 FAIR STREET
 (MIFFLIN TWP)
 MIFFLINVILLE, PA 18631

PROPERTY ID NO.: 23-05F-025

TITLE TO SAID PREMISES IS VESTED IN LISA J. BANKS, SINGLE BY DEED FROM GEORGE J. WALTERS AND ERIN L. WALTERS, FORMERLY HUSBAND AND WIFE DATED 2/7/00 RECORDED 2/16/00 IN DEED INSTRUMENT NO. 200001492.

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UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400
FAX: 856 . 669-5399

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

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
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

February 10, 2006

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

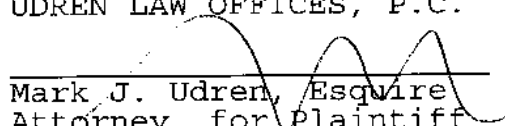
Re: Deutsche Bank Trust Company Americas f/k/a Banker's Trust
Company, as Trustee and Custodian by: Saxon Mortgage Services,
Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-
in-fact
vs.
Lisa J. Bankes
Columbia County C.C.P. No. 2005-CV-1579-MF

Dear Sir:

Please serve the Defendant(s), Lisa J. Bankes at 806 Fair Street
Mifflinville, PA 18631.

Please then, **POST** the property with the Handbill at 806 Fair Street
(Mifflin Twp), Mifflinville, PA 18631.

UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire
Attorney for Plaintiff

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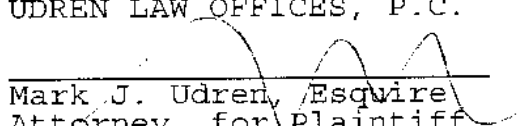
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UDREN LAW OFFICES, P.C.


Mark J. Udren, Esquire
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

53418

53418

NUMBER

AMOUNT

DATE

One Thousand Five hundred dollars and Zero cents

02/10/2006

\$1,500.00

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

Mark A. Udren

For SHERIFF SALE DEPOSIT 05080078 Bankes

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

⑈053418⑈ ⑈036001808⑈ 36 589745 3⑈

Details on back



Security Features include:

SECURITY FEATURES
MICROPRINTED BORDER
HEAT SENSITIVE INK

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
856-669-5400

ATTORNEY FOR PLAINTIFF

Deutsche Bank Trust Company
Americas f/k/a 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.

Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1579-MF

2006-ED-22

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Lisa J. Bankes
806 Fair Street
Mifflinville, PA 18631

Your house (real estate) at 806 Fair Street, (Mifflin Twp)
Mifflinville, PA 18631 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 \$87,616.17, obtained by Plaintiff above (the mortgagee)
against you. If the sale is postponed, the property will be
relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

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