

# SHERIFF'S SALE COST SHEET

The State of IL VS. Wendy - Michael + Julie Robinson  
 NO. 22-07 ED NO. 1818-01 JD DATE/TIME OF SALE Apr 25 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>7.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>461.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>737.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>962.08</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>423.07</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>428.07</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>246.07</u>
WATER 20	\$
TOTAL ***** \$ <u>246.07</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
TOTAL ***** \$ <u>-- 0 --</u>	

TOTAL COSTS (OPENING BID) \$ 2296.72

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

The Bank of NY vs Joseph Pecorelli & Julie Robinson

NO. 22-07 ED NO. 18/8-06 JD

DATE/TIME OF SALE: Apr 25 0930

BID PRICE (INCLUDES COST) \$ 2350.13

POUNDAGE - 2% OF BID \$ 45.97

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2396.10

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

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

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

PURCHASER(S) SIGNATURE(S): John S. Beck

TOTAL DUE: \$ 2396.10

LESS DEPOSIT: \$ 1500.00

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

TOTAL DUE IN 8 DAYS \$ 896.10

**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**

May 2, 2007

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

RE: The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee f/k/a/ The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, National Association, f/k/a Texas Commerce Bank, N.A. as Trustee and Custodian by: Saxon Mortgage Ser.

vs

Joseph Pecorelli and Julie A. Robinson  
Property: 300 E. 11th Street  
Berwick, PA. 18603

Columbia County C.C.P. No.: 2006-CV-1818-MF  
Sheriff's Sale Date: April 25, 2007

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Bank of New York Trust Company, as successor to JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc. as their attorney-in-fact, 4708 Mercantile Drive, Fort Worth, TX. 76137.

Enclosed please find our check in the amount of \$844.69 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs less previous deposit of \$1500.00. 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

*Sharon Kluge*

Sharon Kluge  
Legal Assistant

Enclosure

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**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

88846  
NUMBER

\*\*Eight hundred Forty Four dollars and Sixty Nine cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

05/02/2007

AMOUNT

\$844.69

*M. P. Udren*  
VOID AFTER 90 DAYS

For Sheriff Settlement 05120399 Pecorelli

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.  
⑈088846⑈ ⑆036001808⑆ 36 589745 3⑈

Details on back. Security features included.



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 <b>Udren Law Offices, P.C.</b>		Telephone Number:	
Street Address <b>111 Woodcrest Road, Suite 200</b>		Area Code <b>(856) 482-6900</b>	
City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08003</b>	

### B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>			Date of Acceptance of Document		
Street Address <b>P. O. Box 380</b>			Grantee(s)/Lessee(s) <b>Bank of New York Trust company, as successor to JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Custodian By: Saxon Mortgage Services Inc. f/k/a Meritech Mortgage Services Inc. as their attorney-in-fact</b>		
City <b>Bloomsburg</b>	State <b>PA.</b>	Zip Code <b>17815</b>	Street Address <b>4708 Mercantile Drive</b>		
			City <b>Fort Worth</b>	State <b>TX.</b>	Zip Code <b>76137</b>

### C PROPERTY LOCATION

Street Address <b>300 E. 11<sup>th</sup> Street</b>		City, Township, Borough <b>Borough of Berwick</b>	
County <b>Columbia</b>	School District <b>Berwick</b>	Tax Parcel Number <b>04A-09-222</b>	

### D VALUATION DATA

1. Actual Cash Consideration <b>\$2298.72</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$2298.72</b>
4. County Assessed Value <b>\$20,799.00</b>	5. Common Level Ratio Factor <b>x 3.47</b>	6. Fair Market Value <b>= \$72,172.53</b>

### E EXEMPTION DATA

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

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

- ☐ Will or interstate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **Instrument #200002034**, 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 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.

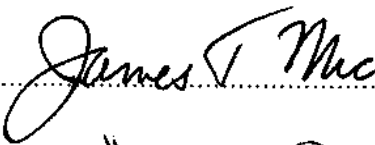
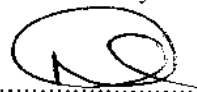
Signature of Correspondent or Responsible Party <b>Sharon Kliff</b>	Date <b>4/10/07</b>
--	------------------------

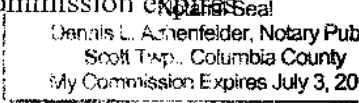
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer being duly sworn according to law deposes & Enterprise is a newspaper of general circulation with its principal office at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania was established on the 1st day of March, 1902, and has been published daily in said Town, County and State since that day and on the attached notice April 4, 11 & 18, 2007 as printed and published; that the affiant is one of the publisher or designated agent of the owner or publisher of said newspaper advertisement was published; that neither the affiant nor Press Enterprise subject matter of said notice and advertisement and that all of the allegations in said statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 19th day of Apr.

(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires July 3, 2008  
  
Dennis L. Achenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2008  
Member Pennsylvania Association Of Notaries

And now, 19th, 2007, I hereby certify that the publication charges amounting to \$100.00 for publishing the foregoing affidavit have been paid in full.

## SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM  
BY VIRTUE OF A WRIT OF EXECUTION NO. 22 OF 2007 ED AND CIVIL WRIT NO. 1818 OF 2006 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 or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING in Chestnut Street on alley, three rods from the northwestern boundary of Outlot No. 73, in Outlot No. 81; thence by Chestnut Street 10 rods to a 3-rod street; thence by said street 3 rods to Lot No. 22 of J.D. Thompson's Addition to the Town of Berwick thence on a line parallel with Chestnut Street, the place of beginning.

TOGETHER with all and singular the ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Title to said premises vested in Julie A. Robinson and Joseph Pecorelli, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by deed from Margaret S. Carter and Theresa S. Dent co-Executors of the Estate of Edythe H. Slanski, deceased, dated 2/1/00 and recorded 3/6/00 in deed Instrument No. 200002033.

BEING Known as 300 East 11th Street, Berwick, PA 18603

Tax ID No.: 04A-09-222

### TERMS OF SALE

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

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

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

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

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

**Sheriff of Columbia County**  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**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

MARK J. UDREN\*  
STUART WINNEG\*\*  
GAYL SPIVAK \*\*\*  
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**

April 16, 2007

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

Re: The Bank of New York Trust Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase Bank of Texas, National  
Association, f/k/a Texas Commerce Bank, N.A. as Trustee and  
Custodian by: Saxon Mortgage Ser  
vs.  
Joseph Pecorelli  
Julie A. Robinson  
Columbia County C.C.P. No. 2006-CV-1818-MF

Gentlemen:

In connection with the above captioned matter, enclosed for  
filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in  
the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

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

/kab

Enclosures

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

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

The Bank of New York Trust Company, N.A. as  
Successor to JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase Manhattan Bank s/b/m/t  
Chase Bank of Texas, National Association,  
f/k/a Texas Commerce Bank, N.A. as Trustee and  
Custodian by: Saxon Mortgage Ser  
4708 Mercantile Drive  
Ft. Worth, TX 76137  
Plaintiff

COURT OF  
COMMON PLEAS  
CIVIL DIVISION  
Columbia  
County

v.

Joseph Pecorelli  
Julie A. Robinson  
340 Briar Lane  
Berwick, PA 18603  
Defendant(s)

NO. 2006-CV-  
1818-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: April 16, 2007

UDREN LAW OFFICES, P.C.

BY: \_\_\_\_\_

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

The Bank of New York Trust Company,  
N.A. as Successor to JPMorgan Chase  
Bank, N.A. as Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase Bank of  
Texas, National Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee and  
Custodian by: Saxon Mortgage Ser  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2006-CV-1818-MF

v.  
Joseph Pecorelli  
Julie A. Robinson  
Defendant(s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): Joseph Pecorelli & Julie A. Robinson**

**PROPERTY: 300 East 11th Street, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **April 25, 2007**, at 9:30am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

**EXHIBIT A**

Name and Address of Sender

UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003

ATTN: Kathy Black

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

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

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230										
2		TENANTS/OCCUPANTS 300 East 11th Street Berwick, PA 18603										
3		Berwick Dental Arts Inc. 105 W. 9th St., Berwick, PA 18603										
4		The Bank of New York Trust Company, N.A. as Successor 4706 Mercantile Drive, Ft. Worth, TX 76137										
5		JPMorgan Chase Bank F/K/A Chase Bank of Texas National Association, as Custodian 1270 Northland Dr., Ste. 200 Mendota Heights, MN 55120										
6		Columbia County Tax Claim Bureau PO Box 380, Bloomsburg, PA 17815										
7		Domestic Relations Section PO Box 380, Bloomsburg, PA 17815										
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 R800, S813, and S821 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.							
7		7	CB									

EXHIBIT A

PS Form 3877, February 1994

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

Joseph Pecorelli

Julie A. Robinson, #05120399 (Columbia)

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.

THE BANK OF NEW YORK TRUST CO

VS.

JOSEPH PECORELLI & JULIE ROBINSON

WRIT OF EXECUTION #22 OF 2007 ED

POSTING OF PROPERTY

March 20, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JOSEPH PECORELLI & JULIE ROBINSON. AT 300 E. 11TH BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

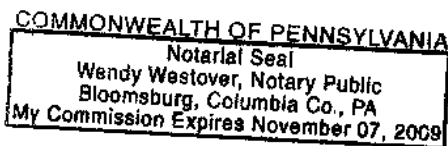
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF MARCH 2007



## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAMEDATE OF BIRTHSOCIAL SECURITY#Joseph F Peorelli12-30-62161-602-775DATE: 3-5-07REQUESTOR: Sheriff Jordan Law Offices  
Print Name2006-CV-1818MF  
Signature

## II. Lien information (To be provided by DRS)

FAX# 2

       WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

       WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount2363.18Date: 3-5-07BY: [Signature]TITLE: Cust. SVS.

Certified from the record

this 5 day of March 2007

Gail K. Jodon

Director Domestic Relations Section

By: [Signature]

**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**

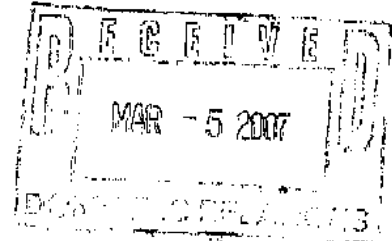
**ATTORNEY FOR PLAINTIFF**

The Bank of New York Trust Company,  
N.A. as Successor to JPMorgan Chase  
Bank, N.A. as Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase Bank of  
Texas, National Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee and  
Custodian by: Saxon Mortgage Ser  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2006-CV-1818-MF

v.  
Joseph Pecorelli  
Julie A. Robinson  
Defendant(s)



**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S):** <sup>D</sup> Joseph Pecorelli & Julie A. Robinson (PI)

**PROPERTY:** 300 East 11th Street, Berwick, PA 18603

**Improvements:** RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on April 25, 2007, at 9:30am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

5. Date of Delivery

6. Received by (Printed Name)

7. Signature

8. Agent ☐ Address ☒

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

5. Date of Delivery

6. Received by (Printed Name)

7. Signature

8. Agent ☐ Address ☒

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

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PS Form 3811, February 2004

Domestic Return Receipt

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6. Received by (Printed Name)

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8. Agent ☐ Address ☒

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2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

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If YES, enter delivery address below:

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6. Received by (Printed Name)

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2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

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5. Date of Delivery

6. Received by (Printed Name)

7. Signature

8. Agent ☐ Address ☒

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

5. Date of Delivery

6. Received by (Printed Name)

7. Signature

8. Agent ☐ Address ☒

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

5. Date of Delivery

6. Received by (Printed Name)

7. Signature

8. Agent ☐ Address ☒

## 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:

The Bank of New York  
4708 Mercantile Drive  
Ft. Worth, TX 76137

## COMPLETE THIS SECTION ON DELIVERY

A. Signature Jameson ☐ Agent ☒ Addressee  
B. Received by (Printed Name) Jameson ☐ Date of Delivery 2/16/07

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9050

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-M-11

## 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:

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature Jameson ☐ Agent ☒ Addressee  
B. Received by (Printed Name) Jameson ☐ Date of Delivery FEB 16 2007

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9043

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-M-11

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

THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF  
TEXAS, NATIONAL ASSOCIATION, F/K/A  
TEXAS COMMERCE BANK, N.A. AS  
TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

Docket # 22ED2007

VS

MORTGAGE FORECLOSURE

JOSEPH PECORELLI  
JULIE A. ROBINSON

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 20, 2007, AT 9:15 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JULIE ROBINSON AT 340 BRIAR LANE, BERWICK BY HANDING  
TO JOSEPH PECORELLI, SON, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND  
MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

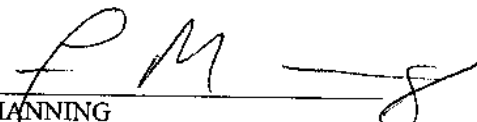
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, FEBRUARY 20, 2007

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
F. MANNING  
DEPUTY SHERIFF



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

THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF  
TEXAS, NATIONAL ASSOCIATION, F/K/A  
TEXAS COMMERCE BANK, N.A. AS  
TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

Docket # 22ED2007

VS

MORTGAGE FORECLOSURE


JOSEPH PECORELLI  
JULIE A. ROBINSON

AFFIDAVIT OF SERVICE

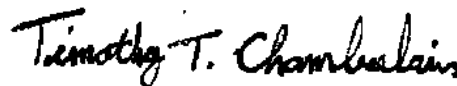
NOW, THIS TUESDAY, FEBRUARY 20, 2007, AT 9:15 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON JOSEPH PECORELLI AT 1917 WEST FRONT STREET, BERWICK BY  
HANDING TO JOSEPH PECORELLI, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, FEBRUARY 20, 2007

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
F. MANNING  
DEPUTY SHERIFF

**Tax Notice** 2007 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS  
CLOSED FRIDAY AFTER DISCOUNT

**PHONE:** 570-752-7442

DATE 03/01/2007 BILL NO. 5642

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	20,799	6.146	125.27	127.83	140.61
LIGHT		1.345	27.41	27.97	30.77
FIRE		1	20.38	20.80	21.84
BORO RE		1.25	25.48	26.00	27.30
		10.6	216.06	220.47	231.49
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			414.60	423.07	452.01
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

ROBINSON JULIE A  
PECORELLI JOSEPH  
300 EAST 11TH STREET  
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment.  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-09 -222-00,000	
300 E ELEVENTH ST	
.1894 Acres	
Land	3,300
Buildings	17,499
Total Assessment	20,799

This tax returned to  
courthouse on:  
January 1, 2008

**FILE COPY**

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/14/2007

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED

JULIE ROBINSON

340 BRIAR LANE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JOSEPH PECORELLI

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

DATE 02-20-07 TIME 3:00 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

PM DATE 02-20-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/14/2007

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
JOSEPH PECORELLI
1917 WEST FRONT STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON JOSEPH PECORELLI

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

DATE 2-20-07 TIME 0915 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

FM-8 DATE 02-20-07



February 16, 2007

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR  
TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE F/K/A THE CHASE  
BANK OF TEXAS, NATIONAL ASSOCIATION, F/K/A TEXAS  
COMMERCE BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER**

**VS.**

**JOSEPH PECORELLI  
JULIE A. ROBINSON**

**DOCKET # 22ED2007**

**JD # 181JD2006**

Dear Timothy:

The balance due on sewer account #125184 for the property located at 300 East  
11<sup>th</sup> Street Berwick, Pa through April is \$246.07.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/14/2007

SERVICE# 6 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
TENANT(S)
300 EAST 11TH STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

*VACANT*

RELATIONSHIP

IDENTIFICATION

DATE 02.15.07 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

*[Signature]*

DATE

02-15-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/14/2007

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON

*POSTED*

RELATIONSHIP

IDENTIFICATION

DATE 02-15-07

TIME

1005

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

*[Signature]*

DATE

02-15-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/14/2007

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
BEWRICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

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

DATE 02-15-07 TIME 1045 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

[Signature] [Signature] DATE 02-15-07



# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/14/2007

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Leslie Larkin

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 2-15-7 TIME 0935 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. Larkin

DATE 2-15-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/14/2007

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,  
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE  
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON  
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI  
JULIE A. ROBINSON  
UDREN LAW OFFICE

ATTORNEY FIRM

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 2-15-7 TIME 0820 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cohen

DATE 2-15-7

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/15/2007

Fee: \$5.00

Cert. NO: 3075

ROBINSON JULIE A  
PECORELLI JOSEPH  
300 EAST 11TH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20000 -2033  
Location: LOT 21  
Parcel Id:04A-09 -222-00,000

Assessment: 20,799  
Balances as of 02/15/2007

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff Per: PW

# REAL ESTATE OUTLINE

ED # 22-07

DATE RECEIVED 2-14-07  
DOCKET AND INDEX 2-14-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR <del>\$1,350.00</del> OR <u>1500.00</u>	<u>✓</u>	CK# <u>87629</u>

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

SALE DATE	<u>Apr 25, 07</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 20</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Apr 4</u>	
	2 <sup>ND</sup> WEEK <u>11</u>	
	3 <sup>RD</sup> WEEK <u>18</u>	

# SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 22 OF 2007 ED AND CIVIL WRIT NO. 1818 OF 2006 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 or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in Chestnut Street on alley, three rods from the northwestern boundary of Out-lot No. 73, in Out-lot No. 81; thence by Chestnut Street 10 rods to a 3-rod street; thence by said street 3 rods to Lot No. 22 of J.D. Thompson's Addition to the Town of Berwick; thence on a line parallel with Chestnut Street, the place of beginning.

TOGETHER with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

Title to said premises vested in Julie A. Robinson and Joseph Pecorelli, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by deed from Margaret S. Carter and Theresa S. Dent co-Executors of the Estate of Edythe H. Slanski, deceased, dated 2/1/00 and recorded 3/6/00 in deed Instrument No. 200002033.

BEING Known as 300 East 11<sup>th</sup> Street, Berwick, PA 18603

Tax ID No.: 04A-09-222

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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Plaintiff's Attorney  
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[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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  
856-669-5400

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

2007-ED-42  
NO. 2006-CV-1818-MF

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:

300 East 11th Street Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$64,105.06

Interest From February 14, 2007

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

Ongoing Per Diem of \$16.51

to actual date of sale including if sale is  
held at a later date

(Costs to be added)

\$-Jami B. Kline

Prothonotary

By \_\_\_\_\_

Clerk

Date Feb. 14, 2007



ALL that certain piece or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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**TOGETHER** with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING KNOWN AS: 300 East 11th Street Berwick, PA 18603

PROPERTY ID NO.: 04A-09-222

TITLE TO SAID PREMISES IS VESTED IN JULIE A. ROBINSON AND JOSEPH PECORELLI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM MARGARET S. CARTER AND THERESA S. DENT, CO-EXECUTORS OF THE ESTATE OF EDYTHE H. SLANSKI, DECEASED DATED 2/1/00 RECORDED 3/6/00 INSTRUMENT NO.: 200002033.

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY. I.D. NO. 04302

ATTORNEY FOR PLAINTIFF

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

2007-ED-22

NO. 2006-CV-1818-MF

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:

300 East 11th Street Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due

\$64,105.06

Interest From February 14, 2007

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

Ongoing Per Diem of \$16.51

to actual date of sale including if sale is  
held at a later date \_\_\_\_\_

(Costs to be added)

\$ Tami B. Klevi

Prothonotary

By \_\_\_\_\_

Clerk

Date Feb. 14, 2007

ALL that certain piece or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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BEING KNOWN AS: 300 East 11th Street Berwick, PA 18603

PROPERTY ID NO.: 04A-09-222

TITLE TO SAID PREMISES IS VESTED IN JULIE A. ROBINSON AND JOSEPH PECORELLI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM MARGARET S. CARTER AND THERESA S. DENT, CO-EXECUTORS OF THE ESTATE OF EDYTHE H. SLANSKI, DECEASED DATED 2/1/00 RECORDED 3/6/00 INSTRUMENT NO.: 200002033.

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

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

COUNTY OF CAMDEN

:  
:  
: SS  
:

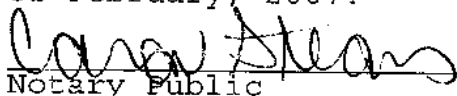
THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Joseph Pecorelli  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Julie A. Robinson  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name: MARK J. UDREN, ESQ.  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed  
before me this 13th day  
of February, 2007.

  
Notary Public

CARA STEARNS  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 11/1/2011

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

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
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Bank of Texas, National  
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Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:  
:  
: SS  
:

COUNTY OF CAMDEN

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Joseph Pecorelli  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Defendant: Julie A. Robinson  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name: MARK J. UDREN, ESQ.  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

Sworn to and subscribed  
before me this 13th day  
of February, 2007.

  
Notary Public

CARA STEARS  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 01/16/2010

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

The Bank of New York Trust Company,  
N.A. as Successor to JPMorgan Chase  
Bank, N.A. as Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase Bank of  
Texas, National Association, f/k/a  
Texas Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon Mortgage Ser  
4708 Mercantile Drive  
Ft. Worth, TX 76137  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

Joseph Pecorelli  
Julie A. Robinson  
340 Briar Lane  
Berwick, PA 18603  
Defendant(s)

NO. 2006-CV-1818-MF

**PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **Joseph Pecorelli and Julie A. Robinson** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$61,653.21
Interest Per Complaint	1,733.55
From 11/1/06 to 2/13/07	
Late charges per Complaint	81.18
From 11/1/06 to 2/13/07	
Escrow payment per Complaint	<u>637.12</u>
From 11/1/06 to 2/13/07	
<b>TOTAL</b>	<b><u>\$64,105.06</u></b>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: \_\_\_\_\_

PRO PROTHY

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  
856-669-5400

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
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Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

**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.

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

856-669-5400

The Bank of New York Trust  
Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as  
Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
Association, f/k/a Texas  
Commerce Bank, N.A. as Trustee  
and Custodian by: Saxon  
Mortgage Ser

Plaintiff

v.

Joseph Pecorelli

Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

#### 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



~~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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The Bank of New York Trust  
Company, N.A. as Successor to  
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Bank of Texas, National  
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Plaintiff  
v.

Joseph Pecorelli  
Julie A. Robinson  
Defendant(s)

COURT OF COMMON PLEAS  
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Columbia County  
  
MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

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UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

ALL that certain piece or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** in Chestnut Street on alley, three rods from the northwestern boundary of Out-lot No. 73, in Out-lot No. 81; thence by Chestnut Street 10 rods to a 3-rod street; thence by said street 3 rods to Lot No. 22 of J. D. Thompson's Addition to the Town of Berwick; thence on a line parallel with Chestnut Street, 10 rods to the alley aforesaid; thence by said alley 3 rods to Chestnut Street, the place of beginning.

**TOGETHER** with all and singular the ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever in law, equity or otherwise howsoever, of, in, to or out of the same.

BEING KNOWN AS: 300 East 11th Street Berwick, PA 18603

PROPERTY ID NO.: 04A-09-222

TITLE TO SAID PREMISES IS VESTED IN JULIE A. ROBINSON AND JOSEPH PECORELLI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM MARGARET S. CARTER AND THERESA S. DENT, CO-EXECUTORS OF THE ESTATE OF EDYTHE H. SLANSKI, DECEASED DATED 2/1/00 RECORDED 3/6/00 INSTRUMENT NO.: 200002033.

**ALL** that certain piece or parcel of ground, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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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 WINNEQ\*\*

GAYL SPIVAK ORLOFF\*\*\*

HEIDI R. SPIVAK\*\*\*

MARISA JOY MYERS\*\*\*

LORRAINE DOYLE\*\*

ALAN M. MINATO\*\*\*

DWIGHT MICHAELSON\*\*\*

\*ADMITTED NJ, PA, IL

\*\*ADMITTED PA

\*\*\*ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

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

PLEASE RESPOND TO NEW JERSEY OFFICE

February 13, 2007

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

Re: The Bank of New York Trust Company, N.A. as Successor to  
JPMorgan Chase Bank, N.A. as Trustee f/k/a The Chase Manhattan  
Bank s/b/m/t Chase Bank of Texas, National Association, f/k/a  
Texas Commerce Bank, N.A. as Trustee and Custodian by: Saxon  
Mortgage Ser

vs.

Joseph Pecorelli

Julie A. Robinson

Columbia County C.C.P. No. 2006-CV-1818-MF

Dear Sir:

Please serve the Defendant(s), Joseph Pecorelli at 1917 West Front  
Street Berwick, PA 18603 and Julie A. Robinson at 340 Briar Lane  
Berwick, PA 18603.

Please then, POST the property with the Handbill at 300 East 11th  
Street Berwick, PA 18603.

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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PLEASE RESPOND TO NEW JERSEY OFFICE

February 13, 2007

Office of the Sheriff  
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JPMorgan Chase Bank, N.A. as Trustee f/k/a The Chase Manhattan  
Bank s/b/m/t Chase Bank of Texas, National Association, f/k/a  
Texas Commerce Bank, N.A. as Trustee and Custodian by: Saxon  
Mortgage Ser  
vs.  
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Julie A. Robinson  
Columbia County C.C.P. No. 2006-CV-1818-MF

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Please then, **POST** the property with the Handbill at 300 East 11th  
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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff



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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

81839

81839

\*\*One Thousand Five hundred dollars and Zero cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

02/05/2007

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 05120399 Pecorelli

*[Signature]*

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

⑈081839⑈ ⑆036001808⑆ 36 589745 3⑈

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  
856-669-5400

The Bank of New York Trust  
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Trustee f/k/a The Chase  
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Mortgage Ser

Plaintiff

v.

Joseph Pecorelli  
Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee f/k/a The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, National Association, f/k/a Texas Commerce Bank, N.A. as Trustee and Custodian by: Saxon Mortgage Ser, 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: 300 East 11th Street Berwick, PA 18603

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

Joseph Pecorelli 1917 West Front Street  
Berwick, PA 18603

Julie A. Robinson 340 Briar Lane  
Berwick, PA 18603

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

Berwick Dental Arts Inc.                      105 W. 9<sup>th</sup> St.  
Berwick, PA 18603

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

Name

Address

The Bank of New York Trust                      4708 Mercantile Drive  
Company, N.A. as Successor                      Ft. Worth, TX 76137  
to JPMorgan Chase Bank, N.A.  
as Trustee f/k/a The Chase  
Manhattan Bank s/b/m/t Chase  
Bank of Texas, National  
Association, f/k/a Texas  
Commerce Bank, N.A. as  
Trustee and Custodian by:  
Saxon Mortgage Ser

JPMorgan Chase Bank F/K/A                      1270 Northland Dr., Ste. 200  
Chase Bank of Texas National                      Mendota Heights, MN 55120  
Association, as Custodian

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                      PO Box 380, Bloomsburg, PA 17815  
Bureau

Domestic Relations Section                      PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA,                              Bureau of Compliance, PO Box 281230  
Department of Revenue                              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                                  300 East 11th Street  
Berwick, PA 18603

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

UDREN LAW OFFICES, P.C.

DATED: February 13, 2007

---

Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

~~BY: Mark S. Udren, Esquire~~

ATTY I.D. NO. 04302

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Plaintiff

v.

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee f/k/a The Chase Manhattan Bank s/b/m/t Chase Bank of Texas, National Association, f/k/a Texas Commerce Bank, N.A. as Trustee and Custodian by: Saxon Mortgage Ser, 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: 300 East 11th Street Berwick, PA 18603

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

Joseph Pecorelli 1917 West Front Street  
Berwick, PA 18603

Julie A. Robinson 340 Briar Lane  
Berwick, PA 18603

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

SAME AS #1 ABOVE

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Name	Address
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JPMorgan Chase Bank F/K/A Chase Bank of Texas National Association, as Custodian	1270 Northland Dr., Ste. 200 Mendota Heights, MN 55120
--	---

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, 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	300 East 11th Street Berwick, PA 18603

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

UDREN LAW OFFICES, P.C.

DATED: February 13, 2007

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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  
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Plaintiff

v.

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Julie A. Robinson

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-1818-MF

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Julie A. Robinson  
340 Briar Lane  
Berwick, PA 18603

Your house (real estate) at 300 East 11th Street Berwick, PA 18603 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 \$64,105.06, 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