

# SHERIFF'S SALE COST SHEET

*Deutsche Bank Nat. Bank vs. Robert + Dorelle Gerny*  
 NO. 106-10 ED NO. 1944-09 JD DATE/TIME OF SALE Sept. 22 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>38.50</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>436.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>790.26</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1015.26</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL *****	\$ <u>65.00</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1191.11</u>
TOTAL *****	\$ <u>1191.11</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>424.35</u>
WATER 20	\$ _____
TOTAL *****	\$ <u>424.35</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>00.00</u>

TOTAL COSTS (OPENING BID) \$ 3124.72

Revised

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

Deutsche Bank Nat. Bank vs Robert & Beverly King

NO. 106-10 ED NO. 1444-09 JD

DATE/TIME OF SALE: Sept. 22 7:55

BID PRICE (INCLUDES COST) \$ 3481.72

POUNDAGE - 2% OF BID \$ 79.63

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4061.35

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

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

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

PURCHASER(S) SIGNATURE(S): John Sluck

TOTAL DUE: \$ 4061.35

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 2061.35

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Su. 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

October 4, 2010

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4,  
ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4 vs. ROBERT E. YOUNG  
and BRENDA J. YOUNG

**Sale Book/Writ No.: /**

Docket Number: 2009-CV-1444

Sale Date: 09/22/2010

Property Address: 342 North Oak Street Berwick, PA 18603

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the  
above-captioned matter. Please deed the property to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT4

4650 Regent Blvd

Irving, TX 75063

**If funds are required to settle with the Sheriff and they are not enclosed, please  
call, fax or email the cost sheet to Christina Rizzo.** Please notify our office when the deed  
is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Christina Rizzo

Post Sale Department

(412) 788-7190 (phone)

(412) 788-7192(fax)

[crizzo@goldbecklaw.com](mailto:crizzo@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

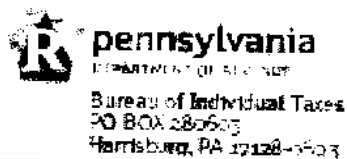
Antoniette Black – Director of Foreclosure

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE

State Tax Paid  
Book Number  
Page Number  
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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>GOLDBECK McCAFFERTY &amp; McKEEVER</b>		Telephone Number: <b>(215) 627-1322</b>	
Mailing Address <b>701 Market Street, Suite 5000 - Mellon Independence Center</b>		City <b>Philadelphia</b>	State <b>PA</b>
		ZIP Code <b>19106-1532</b>	

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**SHERIFF OF COLUMBIA COUNTY**

Street Address  
**Sheriff's Office, PO Box 380**

City  
**Bloomsburg**

State  
**PA**

Zip  
**17815**

### C. DATE OF ACCEPTANCE OF DOCUMENT 10/4/2010

Grantee(s)/Lessee(s)  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4**

Street Address  
**4650 Regent Blvd.**

City  
**Irving**

State  
**TX**

Zip  
**75063**

### D. REAL ESTATE LOCATION

Street Address  
**342 North Oak Street**

City, Township, Borough  
**Berwick - Borough of Berwick**

County  
**Columbia**

School District

Tax Parcel Number  
**04B-04-032**

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. Actual Cash Consideration

**\$3,261.72**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$3,261.72**

4. County Assessed Value

**\$20,592.00**

5. Common Level Ratio Factor

**X 3.69**

6. Fair Market Value

**= \$ 75,984.48**

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed

**100%**

1b. Percentage of Grantor's Interest in Real Estate

**100%**

1c. Percentage of Grantor's Interest conveyed

**100%**

### Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment).
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) **MERS #:**
- ☐

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

**October 4, 2010**

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

## Assignment of Bid


NO. 2009-CV-1444 – YOUNG  
342 North Oak Street  
Berwick, PA 18603

I, Michael T. McKeever, Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated September 22, 2010 to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-  
OPT4  
4650 Regent Blvd  
Irving, TX 75063

GOLDBECK MCCAFFERTY & MCKEEVER

Date: October 4, 2010

A handwritten signature in black ink, appearing to read "Michael T. McKeever", is written over a horizontal line.

MICHAEL T. MCKEEVER

**GOLDBECK McCAFFERTY & McKEEVER**  
**A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST. PHILADELPHIA, PA 19106  
(215) 627-1322

**FIRSTTRUST**

800.220.BANK / firsttrust.com

3-7380-2360

547771

09/27/2010

PAY  
TO THE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$ \*\*2,061.35

TWO THOUSAND SIXTY-ONE AND 35 / 100

DOLLARS

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

85135 Young

AUTHORIZED SIGNATURE

⑈547771⑈ ⑆236073801⑆ 70 1100018⑈

GOLDBECK McCAFFERTY & McKEEVER

09/27/2010

547771

**SHERIFF OF COLUMBIA COUNTY**

\$2,061.35

85135 Young

Mortgage Disbursement

TOTAL DUE:

\$ 4061.35

LESS DEPOSIT:

\$ 2000.00

DOWN PAYMENT:

\$

TOTAL DUE IN 8 DAYS

\$ 2061.35

PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Antoniette Black

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** Sept 22, 2010

**Re:** Young

**CC:**

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

● **Comments:**

There was an error made in the cost of this sale. Attached are a revised cost sheets.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**  
**WEDNESDAY SEPTEMBER 22, 2010 AT 9:30 AM.**  
BY VIRTUE OF A WRIT OF EXECUTION NO. 106 OF 2010 ED AND CIVIL WRIT NO. 1444 OF 2009 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 OF PARCEL or tract of land situated on the easterly side of Oak Street, Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to-wit:  
BEGINNING at the northwesterly corner of Lot No. 29; THENCE northerly along Oak Street a distance of Forty-nine and one-half (49 1/2) feet to the southwesterly corner of Lot No. 31; THENCE easterly along said lot a distance of One Hundred Seventy-three (173) feet to an alley; THENCE southerly along said alley a distance of Forty-nine and one-half (49 1/2) feet to the northeasterly corner of Lot No. 29; THENCE westerly along said lot a distance of One Hundred Seventy-three (173) feet to Oak Street, the place of BEGINNING.  
BEING Lot No. 30 as numbered and designated upon the general plot or plan of the Borough of Berwick, Pennsylvania.  
TAX PARCEL #04B-04-032  
BEING KNOWN AS: 342 North Oak Street, Berwick, PA 18603


**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 in 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.  
If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representative of the Plaintiff.

Plaintiffs Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

rding to law deposes and says that Press Enterprise is its principal office and place of business at 3185 anty of Columbia and State of Pennsylvania, and was 02, and has been published daily, continuously in said and on the attached notice September 1, 8, 15, 2010 as s one of the officers or publisher or designated agent of er in which legal advertisement was published; that is interested in the subject matter of said notice and ions in the foregoing statement as to time, place, and

.....  
e this 16<sup>th</sup> day of September 2010



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

..., 20....., I hereby certify that the advertising and .....for publishing the foregoing notice, and the full.



## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	106ED2010%	To	
		To	
		To	
		To	

106 ED 2010

Search Clear Cancel

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
<u>30021</u>	<u>30021</u>	<u>PA DEPT OF PUBLIC WELFARE</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30022</u>	<u>30022</u>	<u>PA HOUSING FINANCE AGENCY</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30023</u>	<u>COP</u>	<u>COMMONWEALTH OF PENNSYLVANIA</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30024</u>	<u>FAIR</u>	<u>OFFICE OF F.A.I.R.</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30025</u>	<u>SBA</u>	<u>U.S. Small Business Administration</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>
<u>30026</u>	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>106ED2010</u>	<u>7/21/2010</u>	<u>POST</u>	<u>91719;</u>

Records: 1 - 6 of 6



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3250. Our records indicate that this item was delivered on 07/23/2010 at 09:21 a.m. in HARRISBURG, PA, 17105. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Mr. Dwight Hill".

Mr. Dwight Hill

Address of Recipient:

PO Box

15757

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3267. Our records indicate that this item was delivered on 07/23/2010 at 10:06 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph M. Smith".

Address of Recipient:

A handwritten address in black ink, which is mostly illegible but appears to include "Harrisburg, PA" and "17107".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 07/26/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3274. Our records indicate that this item was delivered on 07/23/2010 at 09:13 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

*2/1/11  
D Saylor*

Address of Recipient:

*PO Box 3016*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

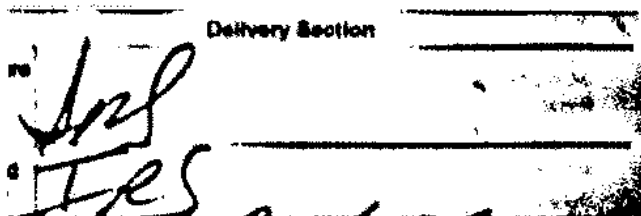


Date Produced: 08/02/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3298. Our records indicate that this item was delivered on 07/26/2010 at 09:28 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



September 13, 2010

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF SOUNVIEW HOME LOAN TRUST  
2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4**

**VS.**

**ROBERT E. YOUNG  
BRENDA J. YOUNG**

**DOCKET # 106ED2010**

**JD # 1444JD2009**

Dear Timothy:

The **UPDATED** amount due on the sewer account #110231 for the property located at 342 Oak Street Berwick, Pa through September 30, 2010 is **\$424.35**.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

**GOLDBECK McCAFFERTY & McKEEVER**

A PROFESSIONAL CORPORATION  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106  
WWW.GOLDBECKLAW.COM

September 8, 2010

SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

**RE: No. 2009-CV-1444**  
**ROBERT E. YOUNG and BRENDA J. YOUNG**

Real Estate Division:

The above case may be sold on September 22, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Director of Foreclosure**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

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

85135FC  
CF: 08/19/2009  
SD: 09/22/2010  
\$65,596.58

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
**Mortgagor(s) and  
Record Owner(s)**

342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-1444

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

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

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

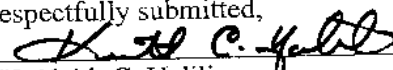
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

  
BY: Keith C. Halili  
Legal Secretary



Name and Address of Sender  
**GOLDBECK  
SUITE 5000  
701 MARKET STREET  
PHILADELPHIA, PA  
19106-1632**

Check type of mail or service:

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

Affix Stamp Here  
(If issued as a  
certificate of mailing,  
or for additional copies  
of this bill)

Postmark and  
Date of Receipt

Fee

Handling  
Charge

Addressee (Name, Street, City, State, & Zip Code)

Article Number

1.

DOMESTIC RELATIONS OF COLUMBIA  
COUNTY  
PO Box 380  
Bloomsburg, PA 17815

2.

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

3.

PENNSYLVANIA HOUSING FINANCE  
AGENCY  
211 North Front Street  
P.O. BOX 15057  
Harrisburg, PA 17101

4.

5.

6.

7.

8.

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)

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

85135FC Columbia County

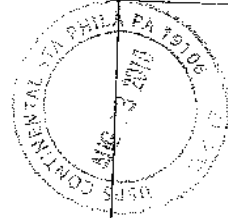
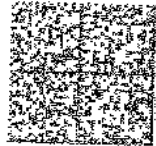
Sale Date: 09/22/2010

ROBERT E. YOUNG & BRENDA J. YOUNG

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

UNITED STATES POSTAGE  
0.2 TM  
\$01.68  
6004265957 AUG 13 2010  
MAILED FROM ZIP CODE 19106



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 360  
BLOOMSBURG, PA. 17815  
FAX: (570) 389-6628

PHONE  
(570) 389-6622

24 HOUR PHONE  
(570) 784-6300

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-  
OPT4

Docket # 106ED2010

VS

MORTGAGE FORECLOSURE

ROBERT E. YOUNG  
BRENDA J. YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 22, 2010, AT 10:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ROBERT YOUNG AT 306C ASPEN COURT, BERWICK BY  
HANDING TO BRENDA YOUNG, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JULY 23, 2010

Sarah Jane Klingaman  
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain  
SHERIFF TIMOTHY T. CHAMBERLAIN

X P. D'Angelo  
P. D'ANGELO  
DEPUTY SHERIFF

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

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) 784-5380

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-  
OPT4

Docket # 106ED2010

VS

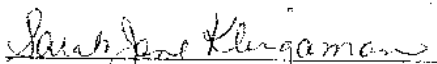
MORTGAGE FORECLOSURE

ROBERT E. YOUNG  
BRENDA J. YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 22, 2010, AT 10:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON BRENDA YOUNG AT 306C ASPEN COURT, BERWICK BY  
HANDING TO BRENDA YOUNG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JULY 23, 2010

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
P. D'ANGELO  
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

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

DEUTSCHE BANK NATIONAL TRUST CO

VS.

ROBERT & BRENDA YOUNG

WRIT OF EXECUTION #106 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERT & BRENDA YOUNG AT 342 NORTH OAK STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF AUGUST 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 106 OF 2010 ED AND CIVIL WRIT NO. 1444 OF 2009 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 OF PARCEL or tract of land situated on the easterly side of Oak Street, Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the northwesterly corner of Lot No. 29; THENCE northerly along Oak Street a distance of Forty-nine and one-half (49 ½) feet to the southwesterly corner of Lot No. 31; THENCE easterly along said lot a distance of One Hundred Seventy-three (173) feet to an alley; THENCE southerly along said alley a distance of Forty-nine and one half (49 ½) feet to the northeasterly corner of Lot No. 29; THENCE westerly along said lot a distance of One Hundred Seventy-three (173) feet to Oak Street, the place of BEGINNING.

BEING Lot No. 30 as numbered and designated upon the general plot or plan of the Borough of Berwick, Pennsylvania.

TAX PARCEL #04B-04-032

BEING KNOWN AS: 342 North Oak Street, Berwick, PA 18603

## 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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

**GOLDBECK McCafferty & McKeever**

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
**Mortgagor(s) and Record Owner(s)**

342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2009-CV-1444

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT4, Plaintiff in the above action, by and through an authorized employee of  
its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution  
was filed the following information concerning the real property located at:

342 North Oak Street  
Berwick, PA 18603

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

ROBERT E. YOUNG  
342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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

ROBERT E. YOUNG  
342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O. BOX 15057  
Harrisburg, PA 17101

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

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


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

TENANTS/OCCUPANTS  
342 North Oak Street  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: September 8, 2010

  
GOLDBECK McCafferty & McKeever  
BY: Keith C. Halili  
Legal Secretary



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 NATIONAL TRUST CO

VS.

ROBERT & BRENDA YOUNG

WRIT OF EXECUTION #106 OF 2010 ED

POSTING OF PROPERTY

AUGUST 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERT & BRENDA YOUNG AT 342 NORTH OAK STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF AUGUST 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-  
OPT4

Docket # 106ED2010

VS

MORTGAGE FORECLOSURE

ROBERT E. YOUNG  
BRENDA J. YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 22, 2010, AT 10:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ROBERT YOUNG AT 306C ASPEN COURT, BERWICK BY  
HANDING TO BRENDA YOUNG, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JULY 23, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

SO ANSWERS,

*Timothy T. Chamberlain*  
SHERIFF TIMOTHY T. CHAMBERLAIN

X *P. D'Angelo*  
P. D'ANGELO  
DEPUTY SHERIFF

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-  
OPT4

Docket # 106ED2010

VS

MORTGAGE FORECLOSURE

ROBERT E. YOUNG  
BRENDA J. YOUNG

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 22, 2010, AT 10:50 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON BRENDA YOUNG AT 306C ASPEN COURT, BERWICK BY  
HANDING TO BRENDA YOUNG, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JULY 23, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

SO ANSWERS,

*Timothy T. Chamberlain*  
SHERIFF TIMOTHY T. CHAMBERLAIN

X *P. D'Angelo*  
P. D'ANGELO  
DEPUTY SHERIFF

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



July 23, 2010

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF SOUNVIEW HOME LOAN TRUST  
2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4**

**VS.**

**ROBERT E. YOUNG  
BRENDA J. YOUNG**

**DOCKET # 106ED2010**

**JD # 1444JD2009**

Dear Timothy:

The amount due on the sewer account #110231 for the property located at 342 Oak Street Berwick, Pa through September 30, 2010 is \$369.35.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

Phone: (570) 752-8477 • Fax: (570) 752-8479

VERIFICATION OF NON-MILITARY SERVICE

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

1. That the above named Defendant, ROBERT E. YOUNG, is about unknown years of age, that Defendant's last known residence is 342 North Oak Street, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

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

Date: 7/23/2010

Michelle Clarkson

VERIFICATION OF NON-MILITARY SERVICE

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

1. That the above named Defendant, BRENDA J. YOUNG, is about unknown years of age, that Defendant's last known residence is 342 North Oak Street, Berwick, PA 18603, and is engaged in the unknown business located at unknown address.

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

Date: 7/23/2010

Michelle Clarkson

**Tax Notice** 2010 County & Municipality

**BERWICK BORO**  
**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM  
 CLOSED WEDNESDAY & FRIDAYS  
**PHONE:** 570-752-7442

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

**YOUNG ROBERT E & BRENDA J**  
 342 OAK 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**

**DATE** 03/01/2010 **BILL NO.** 6735

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	20,592	6.146	124.03	126.56	139.22
SINKING		1.345	27.15	27.70	30.47
FIRE		1.25	25.23	25.74	27.03
LIGHT		1.75	35.32	36.04	37.84
BORO RE		11.1	224.00	228.57	240.00
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			435.73	444.61	474.56
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

**CNTY** 2% **TWP** 2%  
 Discount 2%  
 Penalty 10% 5%  
 PARCEL: 04B-04-032-00,000  
 342 OAK ST  
 1986 Acres  
 1986 Acres  
 Buildings  
 3,460  
 17,132  
 20,592

*CK 435.98*  
*FILE COPY*  
*CK 688.488*  
 4-30-10

**BERWICK AREA SCHOOL DISTRICT**

**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** Mon, Tue, Thur, 9:30am-4:00pm  
 Closed Wednesday and Friday  
 Closed Holidays  
**PHONE** 570-752-7442

**YOUNG ROBERT E & BRENDA J**  
 306 C ASPEN CT  
 BERWICK PA 18603

**2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 004443**

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	20592	45.0000	908.11	926.64	1019.30
PAY THIS AMOUNT IF PAID ON OR BEFORE					
AMOUNT					
Aug. 31					
IF PAID ON OR BEFORE					
Oct. 31					
IF PAID AFTER					
Nov. 1					

PROPERTY DESCRIPTION		ACCT.
PARCEL 04B04 03200000		4095
342 OAK ST	20010-6144	3460.00
0.20 ACRES		17132.00
NO REFUNDS UNDER \$5.00		
SCHOOL PENALTY 10%		
DELINQUENT TAX TO		
COURTHOUSE DEC. 15		

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

*Tim, Co & Bro total paid by Mtg Co.*  
*Sub not pd as of 7/22/10*  
*Connie*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/21/2010

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT

ROBERT E. YOUNG  
BRENDA J. YOUNG

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
ROBERT YOUNG
342 NORTH OAK STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON BRENDA YOUNG

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

DATE 07-22-10 TIME 1050 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) 306 C ASPEN CT.  
BERWICK

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>07-22-10</u>	<u>0920</u>	<u>D'ANGELO</u>	<u>VACANT - CHK P.O.</u>

DEPUTY

[Signature] DATE 07-22-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/21/2010

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT

ROBERT E. YOUNG  
BRENDA J. YOUNG

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

BRENDA YOUNG

342 NORTH OAK STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

BRENDA YOUNG

RELATIONSHIP

IDENTIFICATION

DATE 07 22 10

TIME

10 50

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)

306 C ASPEN CT.

BERWICK

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

07 22 10

09 20

D'ANGELO

VACANT - CHK P.O.

DEPUTY

DATE

07.22.10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/21/2010

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT ROBERT E. YOUNG  
BRENDA J. YOUNG  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

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

DATE 07-22-10 TIME 0840 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

07-22-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 7/21/2010

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT ROBERT E. YOUNG  
BRENDA J. YOUNG  
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

<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 07-22-10 TIME 0850 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

*Paul Delle*

DATE 07.22.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/21/2010

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT

ROBERT E. YOUNG  
BRENDA J. YOUNG

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 7-22-10 TIME 0840 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 7-22-10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 22-JUL-10

FEE: \$5.00

CERT. NO8354

YOUNG ROBERT E & BRENDA J  
306 C ASPEN CT  
BERWICK PA 18603 4302

DISTRICT: BERWICK BORO  
DEED 20010-6144  
LOCATION: 342 OAK ST L 30  
PARCEL: 04B-04 -032-00,000

YEAR	BILL. ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,084.22	11.89	90.00	1,186.11
TOTAL DUE :					\$1,186.11

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/21/2010

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 106ED2010

PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4

DEFENDANT

ROBERT E. YOUNG  
BRENDA J. YOUNG

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 7-22-10 TIME 0805 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Miller

DATE 7-22-10

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 106 OF 2010 ED AND CIVIL WRIT NO. 1444 OF 2009 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 OF PARCEL or tract of land situated on the easterly side of Oak Street, Borough of Berwick, Columbia County, Pennsylvania bounded and described as follows, to-wit:

BEGINNING at the northwesterly corner of Lot No. 29; THENCE northerly along Oak Street a distance of Forty-nine and one-half (49 ½) feet to the southwesterly corner of Lot No. 31; THENCE easterly along said lot a distance of One Hundred Seventy-three (173) feet to an alley; THENCE southerly along said alley a distance of Forty-nine and one half (49 ½) feet to the northeasterly corner of Lot No. 29; THENCE westerly along said lot a distance of One Hundred Seventy-three (173) feet to Oak Street, the place of BEGINNING.

BEING Lot No. 30 as numbered and designated upon the general plot or plan of the Borough of Berwick, Pennsylvania.

TAX PARCEL #04B-04-032

BEING KNOWN AS: 342 North Oak Street, Berwick, PA 18603

## 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 in 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.**

**If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.**

Plaintiff's Attorney  
Michael McKeever  
701 Market Street  
Philadelphia, PA 19106

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

Document Receipt

---

Trans # 30024 Carrier / service: POST 2PM 7/21/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000003274

Doc Ref #: 106ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 30025 Carrier / service: POST 2PM 7/21/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000003281

Doc Ref #: 106ED2010

KING OR PA 19406  
PRUSSIA



Document Receipt

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Trans #	30026	Carrier / service:	POST	2PM	7/21/2010
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Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000003298

Doc Ref #: 106ED2010

PHILADELPHIA PA 19106

Document Receipt

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Trans # 30021 Carrier / service: POST 2PM 7/21/2010

Ship to: 30021

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000003243

Doc Ref #: 106ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 30022 Carrier / service: POST 2PM 7/21/2010

Ship to: 30022

PA HOUSING FINANCE AGENCY

PO BOX 15057

Tracking #: 9171924291001000003250

Doc Ref #: 106ED2010

HARRISBURG PA 17101

Document Receipt

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Trans # 30023 Carrier / service: POST 2PM 7/21/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000003267

Doc Ref #: 106ED2010

HARRISBURG PA 17128

# REAL ESTATE OUTLINE

ED # 166-10

DATE RECEIVED 7-21-10  
DOCKET AND INDEX 7-21-10

## 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>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1 <del>350.00</del> OR <u>2000</u>	<u>✓</u>
	CK# <u>538282</u>

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

SALE DATE	<u>Sept. 22, 10</u>	TIME	<u>0930</u>
POSTING DATE	<u>Sept. 18, 10</u>		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Sept. 7</u>	
	2 <sup>ND</sup> WEEK	<u>8</u>	
	3 <sup>RD</sup> WEEK	<u>15, 16</u>	

Deputy Kelly P Brewer







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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW HOME  
LOAN TRUST 2006-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
(Mortgagor(s) and Record Owner(s))  
342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1444

*2010-ED-106*

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

342 North Oak Street  
Berwick, PA 18603

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

ROBERT E. YOUNG  
342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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

ROBERT E. YOUNG  
342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O. BOX 15057  
Harrisburg, PA 17101

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

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

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

TENANTS/OCCUPANTS  
342 North Oak Street  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: July 15, 2010

  
\_\_\_\_\_  
GOLDBECK McCAFFERTY & McKEEVER  
BY: **Michelle Clarkson**

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Michael T. McKeever  
Attorney I.D.#56129  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-825-6318  
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW  
HOME LOAN TRUST 2006-OPT4, ASSET-  
BACKED CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
**Mortgagor(s) and Record Owner(s)**

342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Term  
No. 2009-CV-1444

*2010-ED-106*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

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

TO: YOUNG, BRENDA J.  
**BRENDA J YOUNG**  
1701 Brittain Street, Trailer D  
Berwick, PA 18603

Your house at 342 North Oak Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale  
on \_\_\_\_\_, at 9:30 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to  
enforce the court judgment of \$65,596.58 obtained by DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN  
TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4 against you.

**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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.
4. 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.
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 the Sheriff of Columbia County at 570-389-5622.
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 a 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 thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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.

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760  
PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375



Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 85135FC.

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

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF SOUNDVIEW HOME  
LOAN TRUST 2006-OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
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Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
(Mortgagor(s) and Record Owner(s))  
342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS  
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1444

*2010 ED-106*

**AFFIDAVIT PURSUANT TO RULE 3129**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

342 North Oak Street  
Berwick, PA 18603

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342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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ROBERT E. YOUNG  
342 North Oak Street  
Berwick, PA 18603

BRENDA J. YOUNG  
342 North Oak Street  
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
PO Box 380  
Bloomsburg, PA 17815

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

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

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 North Front Street  
P.O. BOX 15057  
Harrisburg, PA 17101

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

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

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

TENANTS/OCCUPANTS  
342 North Oak Street  
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: July 15, 2010



GOLDBECK McCAFFERTY & McKEEVER

BY: **Michelle Clarkson**



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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4,  
ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4  
4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
**Mortgagor(s) and Record Owner(s)**  
342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2009-CV-1444

*2010-ED-106*

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

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

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

~~Lisa Lee Pa. ID 78020~~

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

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

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
SOUNDVIEW HOME LOAN TRUST 2006-OPT4,  
ASSET-BACKED CERTIFICATES, SERIES 2006-  
OPT4

4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

ROBERT E. YOUNG  
BRENDA J. YOUNG  
Mortgagor(s) and Record Owner(s)

342 North Oak Street  
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW


ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1444

*2010 E D-106*

**WAIVER OF WATCHMAN**

**Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.**

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

ALL THAT CERTAIN PIECE OR PARCEL or tract of land situated on the easterly side of Oak Street, Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the northwesterly corner of Lot No. 29:

THENCE northerly along Oak Street a distance of Forty-nine and one-half ( $49\frac{1}{2}$ ) feet to the southwesterly corner of Lot No. 31;

THENCE easterly along said lot a distance of One Hundred Seventy-three (173) feet to an alley;

THENCE southerly along said alley a distance of Forty-nine and one half ( $49\frac{1}{2}$ ) feet to the northeasterly corner of Lot No. 29;


THENCE westerly along said lot a distance of One Hundred Seventy-three (173) feet to Oak Street, the place of BEGINNING.

BEING Lot No. 30 as numbered and designated upon the general plot or plan of the Borough of Berwick, Pennsylvania.

TAX PARCEL # 04B-04-032

BEING KNOWN AS: 342 North Oak Street, Berwick, PA 18603

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST		COURT NUMBER 2009-CV-1444
DEFENDANT/S/ ROBERT E. YOUNG and BRENDA J. YOUNG		TYPE OF WRIT OR COMPLAINT EXECUTION
<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ROBERT E. YOUNG & BRENDA J. YOUNG	
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 342 North Oak Street, Berwick, PA 18603	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  <b>PLEASE POST HANDBILL</b>		
SIGNATURE OF ATTORNEY <b>Michael T. McKeever</b>		TELEPHONE NUMBER (215) 627-1322
		DATE July 15, 2010
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106		

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DEFENDANT/S/ ROBERT E. YOUNG and BRENDA J. YOUNG		TYPE OF WRIT OR COMPLAINT EXECUTION

**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
ROBERT E. YOUNG

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)  
342 North Oak Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

**Michael T. McKeever**

TELEPHONE NUMBER  
(215) 627-1322

DATE  
July 15, 2010

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKEEVER  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106

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**SERVE**



**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
BRENDA J. YOUNG

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GOLDBECK MCCAFFERTY & MCKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET ST, PHILADELPHIA, PA 19105  
(215) 627-1322

**FIRSTTRUST**  
800.220.BANK / firsttrust.com  
3-7380-2360

07/16/2010

PAY  
TO THE  
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ \*\*2,000.00

DOLLARS

Sheriff's Office  
PO Box 380  
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO Young

AUTHORIZED SIGNATURE

*[Signature]*

⑈ 5382820⑈ ⑆23607380⑆ 70 1100018⑈

538282