

# SHERIFF'S SALE COST SHEET

Wachovia Bank VS. Kessler  
 NO. 147-04 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>17.78</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>315.28</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>734.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>959.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>20.00</u>
MISC. <u>Permdge</u>	\$ <u>200.00</u>
TOTAL ***** \$ <u>200.00</u>	

TOTAL COSTS (OPENING BID) \$ 1500.00

# SHERIFF'S SALE COST SHEET

Wachovia Bank of Delaware vs. Roger & Sharon Kessler  
 NO. 147-04 ED NO. 359-04 JD DATE/TIME OF SALE 11-10-04 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>394.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>734.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>959.72</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 1530.72

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

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

PLEASE RESPOND TO NEW JERSEY OFFICE

November 9, 2004

Sent via telefax #570-389-5625

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

Re: Wachovia Bank of Delaware, National Association f/k/a First  
Union National Bank of Delaware, f/k/a First Union Home Equity  
Bank, N.A.

vs.

Roger L. Kessler & Sharon L. Kessler  
Columbia County C.C.P. No. 2004-CV-359  
Premises: RR1, Box 347 n/k/a 360 Legion Road  
Millville (Pine Twp.), PA 17846  
SS Date: November 10, 2004 at 10:30 a.m.

Dear Tim/Wendy:

Please Stay the Sheriff's Sale scheduled for November 10, 2004 at 10:30 a.m.

Sale is Stayed for the following reason:

Due to Reinstatement, amount collected in consideration of the stay  
\$10,000.00.....

Thank you for your attention to this matter.

Sincerely yours,

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

g1b

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day October 20, 27; November 3, 2004 exactly as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 8<sup>th</sup> day of November, 2004.

[Signature]

(Notary Public)

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

Member, Pennsylvania Association Of Notaries

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

.....

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank of Delaware vs Roger + Sharon Ressler

NO. 147-04 ED NO. 359-04 JD

DATE/TIME OF SALE: 11-10-04 1030

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

1477  
ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

NO. 2004-CV-359

Defendant(s)

**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: October 12, 2004

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

COP

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

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2004-CV-359

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846  
Defendant(s)

DATE: September 8, 2004

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): ROGER L. KESSLER & SHARON L. KESSLER

PROPERTY: RR1, Box 347 n/k/a 360 Legion Road  
Millville (Pine Twp.), PA 17846

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on NOVEMBER 10, 2004, at 10:30 A.M., IN THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

**LAW OFFICES  
MARK J. UDREN & ASSOCIATES  
1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034**

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

Check appropriate block for Registered Mail:

☐ With Postal Insurance

☐ Without postal Insurance

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

EXHIBIT A

Line	Article Number	Name of Addressee, Street and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Ref Del. Fee
1	KESLER	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815										
2	0-4030502	DOMESTIC RELATIONS SECTION P.O. BOX 380 BLOOMSBURG, PA 17815										
3		COMMONWEALTH OF PA, DEPT. OF REVENUE BUREAU OF COMPLIANCE, DEPT. 280946 HARRISBURG, PA 17128-0946										
4	COLUMBIA COUNTY	TENANTS/OCCUPANTS RR1, BOX 347 N/A 360 LEGION ROAD MILLVILLE, PA (PINE TWP.), PA 17846 BARRY A. LEWIS, ESQ LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5TH STREET, BLOOMSBURG, PA 17815										
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							



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

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.

Plaintiff

v.

Roger L. Kessler  
Sharon L. Kessler

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2004-CV-359

CERTIFICATE OF SERVICE

I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of NOTICE OF SALE upon the following person(s) named herein at their last known address or their attorney of record.

xxxxxxx

Regular First Class Mail

xxxxxxx


Certified Mail

Other (certificate of mailing)

Date Served: SEPTEMBER 8, 2004

TO: SHARON L. KESSLER & ROGER L. KESSLER  
C/O BARRY A. LEWIS, ESQUIRE  
LAW OFFICE OF HUMMEL & LEWIS  
3 EAST 5TH STREET  
BLOOMSBURG, PA 17815

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

PS Form 3800, June 2002 See Reverse for Instructions

Sent To: Sharon L. Kessler, Esq. 3 East 5th Street Bloomsburg, PA 17815

City, State, ZIP+4: Bloomsburg, PA 17815

Street Apt. No.: 3 East 5th Street

or PO Box No.

Postmark Here

Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

For delivery information visit our website at www.usps.com

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

2694 4592 7624 9000 0922 E002

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

TO:

Sharon L. Kessler  
C/o Barry A. Lewis, Esq.  
Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

Sent To: Sharon L. Kessler, Esq. 3 East 5th Street Bloomsburg, PA 17815

City, State, ZIP+4: Bloomsburg, PA 17815

Street Apt. No.: 3 East 5th Street

or PO Box No.

Postmark Here

Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	1.75
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Total Postage & Fees	\$ 4.42

For delivery information visit our website at www.usps.com

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

2694 4592 7624 9000 0922 E002



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, PAID AT POSTED LINE

NOTICE OF DEFENSE DATED

*Jeddie*



2. Article Number	7004 0550 0000 7003 4825
(Transfer from service label)	
PS Form 3811, February 2004	Domestic Return Receipt
	102595-02

**Certified Mail Provides:**

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

**Important Reminders:**

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

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

PS Form 3800, June 2002 (Reverse)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shawn L. Keable  
c/o Barry A. Lewis Esq.  
Law Office & Turnmill  
3 East 5th St  
Bloomburg PA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent  
☐ Addressee

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)

7003 2260 0006 7624 4692

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-01-16-10

*Sedice*

TO:

Roger L. Kessler  
C/o Barry A. Lewis, Esq.  
Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomsburg, PA 17815

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



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



**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

PS Form 3800, June 2002 See Reverse for Instructions

Box L. Kessler - C/o Barry A. Lewis Esq.  
Street, Apt. No., Low office of Hummel & Lewis  
or PO Box No. 3 East 5th St.  
City, State, ZIP+4 Bloomsburg PA 17815

8024 4292 9000 0922 E002  
8024 4292 9000 0922 E002

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Box L. Kessler - C/o Barry A. Lewis Esq.  
Street, Apt. No., Low office of Hummel & Lewis  
or PO Box No. 3 East 5th St.  
City, State, ZIP+4 Bloomsburg PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

**Certified Mail Provides:**

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

**Important Reminders:**

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

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

(Reverse) June 2002 PS Form 3800

**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:

Robert L. Keeler  
c/o Barry A. Lewis, Esq.  
New Office of the Mayor  
3 East 5th St  
Blomington PA 17815

2. Article Number  
(Transfer from service label)

7003 2260 0006 7624 4708

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
B. Received by (Printed Name)		C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No	

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102596-02 M-15-10

Name and Address of Sender  
**JODIE**

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

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

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

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Intl. Del. Fee	Remarks
1	KESSLER	ROGER L. KESSLER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5TH STREET, BLOOMSBURG, PA 17815											
2	04030502	SHARON L. KESSLER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5TH STREET, BLOOMSBURG, PA 17815											
3	<del>04030502</del>												
4	<del>04030502</del>												
5	<del>04030502</del>												
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <i>Sharon Riddle</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Sharon Riddle</i></p> <p>C. Date of Delivery  <i>9/10/04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:  <i>Roger L. Kessler</i>  <i>C/O Barry A. Lewis, Esq</i>  <i>new office of Hummel &amp; Lewis</i>  <i>3 East 5th St.</i>  <i>Bloomburg, PA 17815</i></p>		<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number  (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7003 2260 0006 7624 4708</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <i>Sharon Riddle</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Sharon Riddle</i></p> <p>C. Date of Delivery  <i>9/10/04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:  <i>Sharon L. Kessler</i>  <i>C/O Barry A. Lewis Esq.</i>  <i>new office of Hummel &amp; Lewis</i>  <i>3 East 5th St</i>  <i>Bloomburg, PA 17815</i></p>		<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number  (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
		<p>7003 2260 0006 7624 4692</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



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.

WACHOVIA BANK OF DELAWARE, N.A.

VS.

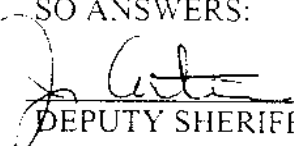
ROGER & SHARON KESSLER

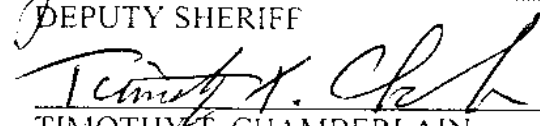
WRIT OF EXECUTION #147 OF 2004 ED

POSTING OF PROPERTY

OCTOBER 6, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROGER & SHARON KESSLER AT 360 LEGION RD MILLVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

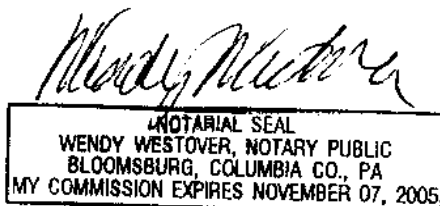
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7<sup>TH</sup> DAY OF OCTOBER 2004



UDREN LAW OFFICES, P.C. 147  
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

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

Plaintiff

NO. 2004-CV-359

v.

Roger L. Kessler  
Sharon L. Kessler

Defendant(s)

CERTIFICATE OF SERVICE

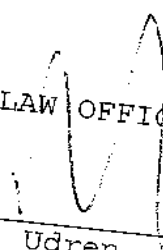
I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of NOTICE OF SALE upon the following person(s) named herein at their last known address or their attorney of record.

\_\_\_\_\_ xxxxxx \_\_\_\_\_ Regular First Class Mail  
\_\_\_\_\_ xxxxxx \_\_\_\_\_ Certified Mail  
\_\_\_\_\_ Other (certificate of mailing)

Date Served: SEPTEMBER 8, 2004

TO: SHARON L. KESSLER & ROGER L. KESSLER  
C/O BARRY A. LEWIS, ESQUIRE  
LAW OFFICE OF HUMMEL & LEWIS  
3 EAST 5TH STREET  
BLOOMSBURG, PA 17815

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

*Sodue*

TO:

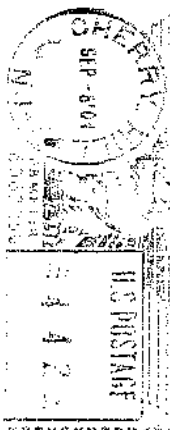
Sharon L. Kessler  
C/o Barry A. Lewis, Esq.  
Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomsburg, PA 17815

NOTICE OF CERTIFIED MAIL

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



2694 4292 9000 0922 E002



2694 4292 9000 0922 E002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Postmark Here

Sent To: Sharon L. Kessler, C/o Barry A. Lewis, Esq.  
Street, Apt. No., or PO Box No.: Law Office of Hummel & Lewis  
City, State, ZIP+4: 3 East 5th Street, Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

2694 4292 9000 0922 E002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Postmark Here

Sent To: Sharon L. Kessler, C/o Barry A. Lewis, Esq.  
Street, Apt. No., or PO Box No.: Law Office of Hummel & Lewis  
City, State, ZIP+4: 3 East 5th Street, Bloomsburg, PA 17815

PS Form 3800, June 2002 See Reverse for Instructions

**Certified Mail Provides:**

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

**Important Reminders:**

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

**IMPORTANT: Save this receipt and present it when making an inquiry.**

addressed to APOs and FPOs.

(Reverse) June 2002, PS Form 3800

**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:

Shawn L. Keable  
 C/O Barry A. Lewis Esq.  
 Law Office & Consulting  
 3 E. 5th St  
 Columbus, IA 17815

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number:

(Transfer from service label)

7003 2260 0006 7624 4692

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-11-15-10

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 44.2

Postmark  
Here

Sent To: *Robert L. Kessler, c/o Barry A. Lewis Esq.*  
Box No: *Law Office of Hummel & Lewis*  
City, State, ZIP+4: *Bloomington PA 17815*  
PS Form 3800, June 2002 See Reverse for Instructions

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

*Today*

TO:

Roger L. Kessler  
c/o Barry A. Lewis, Esq.  
Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomington, PA 17815

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$ 37	Postmark: Here
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 44.2	

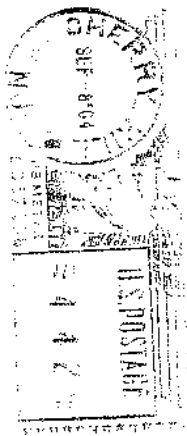
Sent To: *Robert L. Kessler, c/o Barry A. Lewis Esq.*  
Street, Apt. No., Box No., or PO Box No.: *Law Office of Hummel & Lewis*  
City, State, ZIP+4: *Bloomington PA 17815*  
PS Form 3800, June 2002 See Reverse for Instructions

9024 4292 9000 0922 E002  
9024 4292 9000 0922 E002



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

**CERTIFIED MAIL™**



**Certified Mail Provides:**

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

**Important Reminders:**

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

**IMPORTANT: Save this receipt and present it when making an inquiry.**

Internet access to delivery information is not available on mail addressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Regel L. Keeler  
 c/o Barry A. Keeler, Esq.  
 Law Office of Thompson & Keeler  
 3 East 5th St.  
 Bloomington, IA 52805

2. Article Number  
 (Transfer from service label)

7003 2260 0006 7624 4708

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

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

4. Restricted Delivery? (extra fee) ☐ Yes

102596-02-1A-15-10

Name and Address of Sender  
**JODIE**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**CHERRY HILL, NJ 08003**

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

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

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Postmark and Date of Receipt				Rsl. Del. Fee
								Due Sender If COD	R.R. Fee	S.I. Fee	S.H. Fee	
1	KESSLER	ROGER L. KESSLER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5TH STREET, BLOOMSBURG, PA 17815										
2	04030502	SHARON L. KESSLER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5TH STREET, BLOOMSBURG, PA 17815										
3	<del>04030502</del>											
4	<i>04030502</i>											
5	<i>04030502</i>											
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.							

**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:

Roger L. Kessler  
c/o Barry A. Lewis, Esq.  
now Office of Hummel &  
Harris  
3 East 5th St  
Bloomburg, PA 17815

2. Article Number

(Transfer from service label)

7003 2260 0006 7624 4708

PS Form 3811, February 2004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Sharon Riddle*☒ Agent☐ Addressee

B. Received by (Printed Name)

*Sharon Riddle*

C. Date of Delivery

*9/10/04*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

Domestic Return Receipt

102595-02-M-1540

**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:

Sharon L. Kessler  
c/o Barry A. Lewis Esq.  
now Office of Hummel &  
Harris  
3 East 5th St  
Bloomburg, PA 17815

2. Article Number

(Transfer from service label)

7003 2260 0006 7624 4692

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Sharon Riddle*☒ Agent☐ Addressee

B. Received by (Printed Name)

*Sharon Riddle*

C. Date of Delivery

*9/10/04*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



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

WACHOVIA BANK OF DELAWARE,  
NATIONAL ASSOCIATION F/K/A FIRST  
UNION NATIONAL BANK OF DELAWARE,  
F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

Docket # 147ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE


ROGER L. KESSLER  
SHARON L. KESSLER

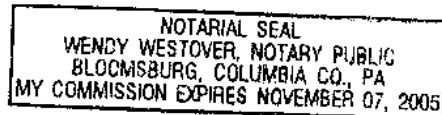
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 31, 2004, AT 10:40 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON SHARON KESSLER AT 360 LEGION  
ROAD, MILLVILLE BY HANDING TO ROGER KESSLER, HUSBAND, 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 WEDNESDAY, SEPTEMBER 01, 2004

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. CARTER  
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) 784-6306

WACHOVIA BANK OF DELAWARE,  
NATIONAL ASSOCIATION F/K/A FIRST  
UNION NATIONAL BANK OF DELAWARE,  
F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

Docket # 147ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ROGER L. KESSLER  
SHARON L. KESSLER

AFFIDAVIT OF SERVICE

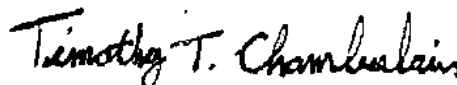
NOW, THIS FRIDAY, AUGUST 27, 2004, AT 3:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ROGER KESSLER AT 360 LEGION  
ROAD, MILLVILLE BY HANDING TO ROGER KESSLER, , A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, SEPTEMBER 01, 2004

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. ARTER  
CHIEF DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/26/2004

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

PERSON/CORP TO SERVED
BARRY LEWIS, ESQ.
3 EAST FIFTH ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Jill Creveling

RELATIONSHIP Legal Sert IDENTIFICATION \_\_\_\_\_

DATE 9-1-4 TIME 1010 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 9-1-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/26/2004

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

PERSON/CORP TO SERVED
ROGER KESSLER
360 LEGION ROAD
MILLVILLE

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ROGER

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

DATE 8-31-4 TIME 1040 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

8-27-4 1530 ARTER CARD

DEPUTY

J. Gile

DATE 8-31-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/26/2004

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

PERSON/CORP TO SERVED
SHARON KESSLER
360 LEGION ROAD
MILLVILLE

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ROGER

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

DATE 8-31-4 TIME 1040 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

8-27-4 1530 ARTER Card

DEPUTY

J. C. C. C. DATE 8-31-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/26/2004

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

PERSON/CORP TO SERVED
DEBRA PIATT-TAX COLLECTOR
211 BEECH GLENN ROAD
BENTON

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Posed side door

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

DATE 8-31-4 TIME 1125 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA A 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. Galt

DATE 8-31-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/26/2004

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON RESIDE L. KESSLER

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

DATE 8-31-4 TIME 0940 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) \_\_\_\_\_

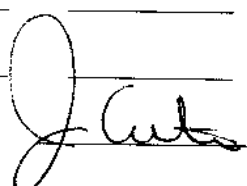
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-31-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/26/2004

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 147ED2004

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION F/K/A FIRST UNION NATIONAL BANK OF  
DELAWARE, F/K/A FIRST UNION HOME EQUITY BANK,  
N.A.

DEFENDANT

ROGER L. KESSLER  
SHARON L. KESSLER

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Rose Neubert*

RELATIONSHIP

IDENTIFICATION

DATE 8-27-4

TIME 1320

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

*J. Carter*

DATE

8-27-4



# REAL ESTATE OUTLINE

ED # 147-04

DATE RECEIVED 8-26-04  
DOCKET AND INDEX 8-27-04  
SET FILE FOLDER UP 8-27-04

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR ~~\$1,350.00~~ OR 1500.00 ☒ CK# 17338

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

SALE DATE Nov. 10, 2004 TIME 1030  
POSTING DATE Oct. 6, 2004  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 20  
2<sup>ND</sup> WEEK 27  
3<sup>RD</sup> WEEK Nov. 3, 04

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 147 OF 2004 ED AND CIVIL WRIT NO. 359 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a white oak situate along the westerly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 said point being at the northwesterly corner of lands of Harold Halterman and Betty Halterman, his wife; thence along the easterly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 north 22 degrees 14 minutes 10 seconds east 274.72 feet to an iron pin corner in the easterly line of said right-of-way and said point being at the southwesterly corner of lands of Harold Wilson and Esther Wilson; thence along the lands of said Wilson north 66 degrees 22 minutes 30 seconds east 453.01 feet to an iron pin corner in line of lands of Ada Williams; thence along the lands of Ada Williams, Edwin Remener and Raymond Shultz south 20 degrees 33 minutes 25 seconds west 690.49 feet to an iron pin corner in line of lands of said Harold Halterman and Betty Halterman; thence along said lands of Halterman north 52 degrees 41 minutes 54 seconds west 347.66 feet to the white oak situate along the easterly right-of-way line of Legislative Route No. 19053 and being the point and place of BEGINNING. CONTAINING 3.633 acres of land. The aforesaid description prepared in accordance with draft of survey of L. Wayne Laidacker, P.S. dated June 5, 1986.

BEING KNOWN AS: RR1 BOX 347 N/K/A 360 LEGION ROAD, MILLVILLE (PINE TWP.), PA 17846  
PROPERTY ID NO.: 29-16-023

TITLE TO SAID PREMISES IS VESTED IN ROGER L. KESSLER AND SHARON L. KESSLER, HIS WIFE BY DEED FROM ESTATE OF EMMA M. HELLER, DECEASED, BY LUCY M. HETTINGER AND DEBRA MOORE, EXECUTRICES OF THE ESTATE OF EMMA M. HELLER DATED 7/11/86 IN DEED BOOK 370 PAGE 522.

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

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Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003

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

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 10:30 AM

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TITLE TO SAID PREMISES IS VESTED IN ROGER L. KESSLER AND SHARON L. KESSLER, HIS WIFE BY DEED FROM ESTATE OF EMMA M. HELLER, DECEASED, BY LUCY M. HETTINGER AND DEBRA MOORE, EXECUTRICES OF THE ESTATE OF EMMA M. HELLER DATED 7/11/86 IN DEED BOOK 370 PAGE 522.

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Plaintiff's Attorney  
Mark J. Udren  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846  
Defendant(s)

NO. 2004-CV-359

*2004-ED-147*

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:

RR1, Box 347  
n/k/a 360 Legion Road  
Millville (Pine Twp.), PA 17846  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$41,542.60

Interest From 8/3/04  
to Date of Sale \_\_\_\_\_  
Per diem @\$8.19

(Costs to be added)

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

Prothonotary

By

*Terri B. Kline* / *EAB*  
Clerk

Date

*8/25/2004*

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO.04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware, National  
Association f/k/a First Union  
National Bank of Delaware, f/k/a  
First Union Home Equity Bank, N.A.  
One Old Country Road, Suite 200  
Carle Place, NY 11514  
Plaintiff

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

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

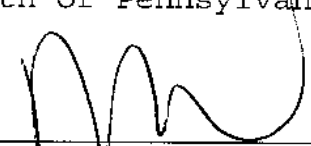
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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

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

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

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

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

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514

Plaintiff

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

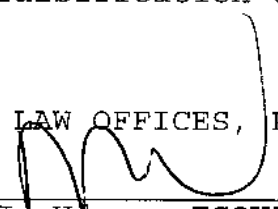
C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

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

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-359

2004-ED-147

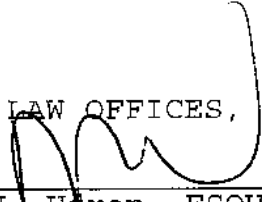
### C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF



UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
Plaintiff  
v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

AFFIDAVIT PURSUANT TO RULE 3129.1

Wachovia Bank of Delaware, National Association f/k/a First Union National Bank of Delaware, f/k/a First Union Home Equity Bank, N.A., 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: RR1, Box 347 n/k/a 360 Legion Road, Millville (Pine Twp.), PA 17846

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

Roger L. Kessler 360 Legion Road  
Millville, PA 17846

Sharon L. Kessler 360 Legion Road  
Millville, PA 17846

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

SAME AS #1 ABOVE

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

None

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

RR1, Box 347  
n/k/a 360 Legion Road  
Millville (Pine Twp.), PA 17846

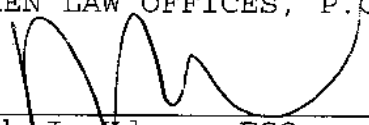
Barry A. Lewis, Esq.

Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomsburg, PA 17815

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: August 12, 2004

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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Carle Place, NY 11514  
Plaintiff

v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

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SAME AS #1 ABOVE

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

None

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

Name

Address

Plaintiff herein.

See Caption above.

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:

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Columbia County Tax Claim  
Bureau

PO Box 380  
Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

RR1, Box 347  
n/k/a 360 Legion Road  
Millville (Pine Twp.), PA 17846

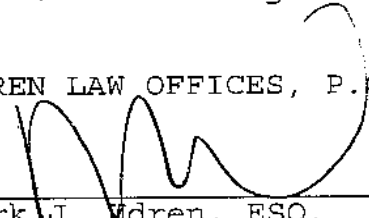
Barry A. Lewis, Esq.

Law Office of Hummel & Lewis  
3 East 5th Street  
Bloomsburg, PA 17815

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DATED: August 12, 2004

  
Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

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Carle Place, NY 11514

Plaintiff

v.

Roger L. Kessler

Sharon L. Kessler

360 Legion Road

Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-359

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360 Legion Road

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Address

SAME AS #1 ABOVE

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Name

Address

None

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

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Plaintiff herein.	See Caption above.
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5. Name and address of every other person who has any record lien on the property:

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None

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Columbia County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
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Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
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Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
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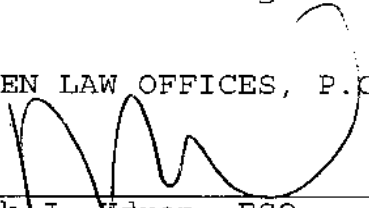
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Barry A. Lewis, Esq.	Law Office of Hummel & Lewis 3 East 5th Street Bloomsburg, PA 17815
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UDREN LAW OFFICES, P.C.

DATED: August 12, 2004

  
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Mark J. Udren, ESQ.  
Attorney for Plaintiff

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BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

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National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
Plaintiff  
v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
  
MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

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Plaintiff herein.	See Caption above.
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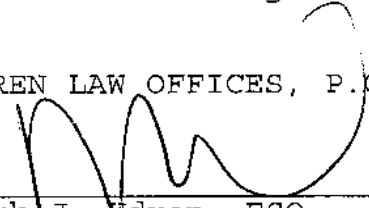
Tenants/Occupants	RR1, Box 347 n/k/a 360 Legion Road Millville (Pine Twp.), PA 17846
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Barry A. Lewis, Esq.	Law Office of Hummel & Lewis 3 East 5th Street Bloomsburg, PA 17815
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UDREN LAW OFFICES, P.C.

DATED: August 12, 2004

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



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

Wachovia Bank of Delaware,  
National Association f/k/a  
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One Old Country Road, Suite  
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Plaintiff  
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Roger L. Kessler  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
  
MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

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

TO: Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Your house (real estate) at RR1, Box 347 n/k/a 360 Legion Road, Millville (Pine Twp.), PA 17846 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 \$41,542.60, 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

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

BEGINNING at a white oak situate along the easterly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 said point being at the northwesterly corner of lands of Harold Halterman and Betty Halterman, his wife; thence along the easterly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 north 22 degrees 14 minutes 10 seconds east 274.72 feet to an iron pin corner in the easterly line of said right-of-way and said point being at the southwesterly corner of lands of Harold Wilson and Esther Wilson; thence along the lands of said Wilson north 66 degrees 22 minutes 30 seconds east 451.01 feet to an iron pin corner in line of lands of Ada Williams; thence along the lands of Ada Williams, Edwin Remaner and Raymond Shultz south 20 degrees 33 minutes 25 seconds west 690.49 feet to an iron pin corner in line of lands of said Harold Halterman and Betty Halterman; thence along said lands of Halterman north 52 degrees 41 minutes 54 seconds west 347.66 feet to the white oak situate along the easterly right-of-way line of Legislative Route No. 19053 and being the point and place of BEGINNING. CONTAINING 3.633 acres of land. The aforesaid description prepared in accordance with draft of survey of L. Wayne Laidacker, P.S. dated June 5, 1986.

BEING KNOWN AS: RR1, BOX 347 N/K/A 360 LEGION ROAD, MILLVILLE  
(PINE TWP.), PA 17846

PROPERTY ID NO.: 29-16-023

TITLE TO SAID PREMISES IS VESTED IN ROGER L. KESSLER AND SHARON L. KESSLER, HIS WIFE BY DEED FROM ESTATE OF EMMA M. HELLER, DECEASED, BY LUCY M. HETTINGER AND DEBRA MOORE, EXECUTRICES OF THE ESTATE OF EMMA M. HELLER DATED 7/11/86 RECORDED 7/14/86 IN DEED BOOK 370 PAGE 522.

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

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BEING KNOWN AS: RR1, BOX 347 N/K/A 360 LEGION ROAD, MILLVILLE (PINE TWP.), PA 17846

PROPERTY ID NO.: 29-16-023

TITLE TO SAID PREMISES IS VESTED IN ROGER L. KESSLER AND SHARON L. KESSLER, HIS WIFE BY DEED FROM ESTATE OF EMMA M. HELLER, DECEASED, BY LUCY M. HETTINGER AND DEBRA MOORE, EXECUTRICES OF THE ESTATE OF EMMA M. HELLER DATED 7/11/86 RECORDED 7/14/86 IN DEED BOOK 370 PAGE 522.

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

BEGINNING at a white oak situate along the easterly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 said point being at the northwesterly corner of lands of Harold Halterman and Betty Halterman, his wife; thence along the easterly right-of-way line of Pennsylvania State Highway Legislative Route No. 19053 north 22 degrees 14 minutes 10 seconds east 274.72 feet to an iron pin corner in the easterly line of said right-of-way and said point being at the southwesterly corner of lands of Harold Wilson and Esther Wilson; thence along the lands of said Wilson north 66 degrees 22 minutes 30 seconds east 453.81 feet to an iron pin corner in line of lands of Ada Williams; thence along the lands of Ada Williams, Edwin Remener and Raymond Shultz south 20 degrees 33 minutes 25 seconds west 690.49 feet to an iron pin corner in line of lands of said Harold Halterman and Betty Halterman; thence along said lands of Halterman north 52 degrees 41 minutes 54 seconds west 347.66 feet to the white oak situate along the easterly right-of-way line of Legislative Route No. 19053 and being the point and place of BEGINNING. CONTAINING 3.633 acres of land. The aforesaid description prepared in accordance with draft of survey of L. Wayne Laidacker, P.S. dated June 5, 1986.

BEING KNOWN AS: RR1, BOX 347 N/K/A 360 LEGION ROAD, MILLVILLE  
(PINE TWP.), PA 17846

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

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

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

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

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

**PLEASE RESPOND TO NEW JERSEY OFFICE**

August 12, 2004

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

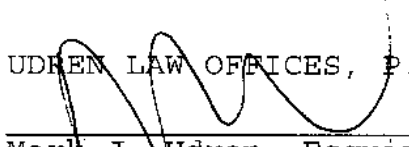
Re: Wachovia Bank of Delaware, National Association f/k/a First  
Union National Bank of Delaware, f/k/a First Union Home Equity  
Bank, N.A.  
vs.  
Roger L. Kessler  
Sharon L. Kessler  
Columbia County C.C.P. No. 2004-CV-359

Dear Sir:

Please serve the Defendant(s), Roger L. Kessler and Sharon L.  
Kessler at 360 Legion Road, Millville, PA 17846.

Please then, **POST** the property with the Handbill at RR1, Box 347  
n/k/a 360 Legion Road, Millville (Pine Twp.), PA 17846.

UDREN LAW OFFICES, P.C.

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

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

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Office of the Sheriff  
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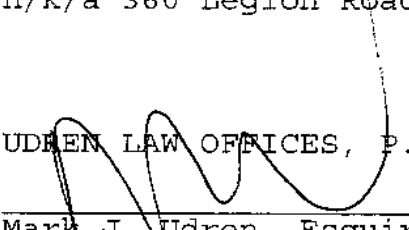
Re: Wachovia Bank of Delaware, National Association f/k/a First  
Union National Bank of Delaware, f/k/a First Union Home Equity  
Bank, N.A.  
vs.  
Roger L. Kessler  
Sharon L. Kessler  
Columbia County C.C.P. No. 2004-CV-359

Dear Sir:

Please serve the Defendant(s), Roger L. Kessler and Sharon L.  
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Please then, POST the property with the Handbill at RR1, Box 347  
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UDREN LAW OFFICES, P.C.

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

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,  
National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200

Carle Place, NY 11514  
Plaintiff  
v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-359

2004-ED-147

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Your house (real estate) at RR1, Box 347 n/k/a 360 Legion Road, Millville (Pine Twp.), PA 17846 is scheduled to be sold at the Sheriff's Sale on November 10, 2004, at 10:30 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$41,542.60, 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

UDREN LAW OFFICES, P.C.  
BY: Mark J. Udren, Esquire  
ATTY I.D. NO. 04302  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

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National Association f/k/a  
First Union National Bank of  
Delaware, f/k/a First Union  
Home Equity Bank, N.A.  
One Old Country Road, Suite  
200  
Carle Place, NY 11514  
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v.

Roger L. Kessler  
Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

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One Old Country Road, Suite  
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Plaintiff  
v.

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Sharon L. Kessler  
360 Legion Road  
Millville, PA 17846

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2004-CV-359

*2004-ED-147*

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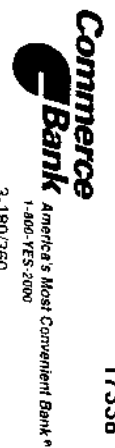
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**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



17338

17338

NUMBER

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

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE  
08/12/2004  
AMOUNT  
\$1,500.00

VOID AFTER 90 DAYS  
*Michael J. Udren*

For Sale Deposit #04030502 Kessler

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR STRETCH HERE TO REMOVE INFORMATION FROM THE DOCUMENT  
"017338" 00360018081: 36 589745 3"