SHERIFF'S SALE COST SHEET

Wachowy Kank	_VS. /2ess/es_ JD DATE/TIME OF SALE Stoyed
NO. 147-04 ED NO.	JD DATE/TIME OF SALE Store
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$_165.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 27,50
ADVERTISING SALE BILLS & COPI	
ADVERTISING SALE (NEWSPAPER	R) \$15.00
MILEAGE	\$ 17,78
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.0 0
TRANSFER TAX FORM	\$ 25.0 0
DISTRIBUTION FORM	\$ 25:00
COPIES	\$_5,50
NOTARY	\$ 12,00
TOTAL ******	********* \$ 315.28
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>734,72 </u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ******	****** \$ <u>9</u> 59.72
PROFILONOTA DIA OLOTA DES	
PROTHONOTARY (NOTARY)	\$10.0 0
RECORDER OF DEEDS	<u>S</u>
TOTAL ******	******** S -O-
DEAL POTATE TAXES	
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	. \$
SCHOOL DIST. 20_	\$
DELINQUENT 20	\$ 5,00
TOTAL ******	****** \$ <u>5,00</u>
MUNICIPAL FEES DUE:	
	£
WATER 20_	\$
TOTAL ******	S
TOTAL	2
SURCHARGE FEE (DSTE)	0 10 00
MISC. Pandage	\$ 200.00
	\$ <u></u>
TOTAL ******	\$
201111	1 No.
	OPENING BID) \$ /500.00

SHERIFF'S SALE COST SHEET

Wachowig Bank of Delawagev	s. Koper + Sharon Kessler
NO. 147-04 ED NO. 359-04	S. Kojer - Sharon Kessler JD DATE/TIME OF SALE //-/0-04 /030
DOCKET/RETURN	#15.00
SERVICE PER DEF.	\$15.00
LEVY (PER PARCEL	\$ <u>/65/00</u> \$15.00
MAILING COSTS	\$ 27,50
ADVERTISING SALE BILLS & COPIES	
ADVERTISING SALE (NEWSPAPER)	\$17.30
MILEAGE	
POSTING HANDBILL	\$ <u>/\delta\langle\text{0}\\\ \\$15.00\\ align*</u>
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	s_5,50
NOTARY	\$ 12.00
TOTAL *******	** ****** \$ 394.50
101112	3 <u>3 / 1/3 0</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 734.72
SOLICITOR'S SERVICES	\$75.00
TOTAL *******	******** s_959,72
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	s <u>41,50</u>
TOTAL *******	********* \$ 57,50
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	C
SCHOOL DIST. 20	S
DELINQUENT 20	\$ 5,00
TOTAL *******	******* \$_5.00_
1017.12	3_3/00
MUNICIPAL FEES DUE:	
SEWER 20	S
	\$
TOTAL *******	\$
SURCHARGE FEE (DSTE)	\$ <u>/30,00</u>
MISC.	\$
	\$
TOTAL *******	********* \$C>
TOTAL GOODS (S-	ENDIO (107) - 107)
TOTAL COSTS (OP)	ENING BID) \$ /530,72

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*** GAYL SPIVAK ORLOFT**** HEIDI R. SPIVAK*** CHRISTOPHER J. FOX*** MARISA JOY MYERS*** LOURAINE DOYLESS
ALAN M. MINATOSS
DWIGHT MICHAELSONSS
ADMITTED NJ. PA. PL.
SADMITTED PA.
TONA MARKE DYCKE TINA MARIE RICH OFFICE ADMINISTRATOR

FREDDIE MAC <u>PENNSYLVANIA</u> 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

Wachovia Bank of Delaware, National Association f/k/a First Re: 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. Udren

UDREN LAW OFFICES, P.C.

Äilb

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.

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COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachanta Bank of Delaware V	s <u>/2</u> 990	er + Sh	<u> ગુલ્લા</u>	Ressler
NO. 147-04 ED	NO	359-04	1	JD
DATE/TIME OF SALE: //- 10-64	/030	_		
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	S	<u> </u>		
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURCE	HASE		\$	
PURCHASER(S):				
ADDRESS:				
NAMES(S) ON DEED:	····			
PURCHASER(S) SIGNATURE(S):	w <u>-</u>			
				···
TOTAL DUE:			\$	
LESS DEPOSIT:			\$	·- <u>-</u>
DOWN PAYMENT	:		\$	
TOTAL DUE IN 8 D	DAYS		S	

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

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

Roger L. Kessler Sharon L. Kessler 360 Legion Road Millville, PA 17846 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

:NO. 2004-CV-359

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

14/1

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 HAW OFFICES, P.C.

Mark J. Udren Esquire Attorney for Plaintiff



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

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 <u>Columbia</u> County Sheriff's Sale on <u>NOVEMBER 10, 2004</u>, 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 that 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.

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	Listed by Sender 5	mhor of Diagon									j			COLUMBIA		04030502	KESSLER	Article Number	Name and Address Of Sender
	Received at Post-Office	_	,	- 'Cyl	The state of the s			Type Block					BARRY A. LEWIS, ESQ LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5 TH STREET, BLOOMSBURG, PA 17815	TENANTS/OCCUPANTS RR1, BOX 347 N/K/A 360 LEGION ROAD MILLVILLE, PA (PINE TWP.) PA 17846	COMMONWEALTH OF PA, DEPT. OF REVENUE BUREAU OF COMPLIANCE, DEPT. 280946 HARRISBURG, PA 17128-0946	DOMESTIC RELATIONS SECTION P.O. BOX 380 BLOOMSBURG, PA 17815	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815	Name of Addressee, Street, and Post Office Address	LAW OFFICES MARK J. UDREN & ASSOCIATES 1040 N. KINGS HIGHWAY, SUITE 500 CHERRY HILL, NJ 08034
	Postmaster, Per (Name of Receiving Employee)		THE PARTY OF THE P								·		UMMEL & LEWIS 3	,	NUE			t Office Address	Registered Cop Cop
	nployee)									 ** ** ** **) S.	2000 17.1	88270 88270 88270		W.		Postage	Return Receipt for Merchandise
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	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 uptional postal insurance. See Domestic Mail Manual R000, \$913, and \$921 for indications of coverage on insured and C00 mail. See International Mail Manual for limitations of coverage on international mail. Special handling changes apply only to third and soft dass carries.						ĺ											Handling Charge	Check appro
	required on all do legotiable docume (000 per occurrent) (able is \$25,000 fc (21 for limitations of (international mails)	!		-		į											-	Act. Value (If Regis.)	Check appropriate block for Registered Mail: With Postal Insurance Without postal Insurance
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	ity payable 30,000 per ise is \$500. estic Mall inual for investing the state of the					į												Del. Fee Remarks	XHIBITA

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

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 ECIVIL DIVISION Columbia County

ATTORNEY FOR PLAINTIFF

Plaintiff

:NO. 2004-CV-359

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

Regular First Class Mail _xxxxxxx______Certified Mail

Other (certificate of mailing) Date Served: SEPTEMBER 8, 2004

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.

Mark J. Udren, Esquire

Attorney for Plaintiff

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(Domestic Mail Only; No Insurance Coverage Provided)

CERTIFIED MAIL MEGEIPT

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Postmark

A STATE OF

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



PS: Form: 3800, June 2002

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Restricted Delivery Fee (Endorsement Pequired)

ee-1 lasioeff muteff (Endosement Required)

Certified Fee

U.S. Postal Service...

7003

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PLACE STICKER AT TOP DE ENVELORE TO THE HIGH-DE THE RETURN ANDRESS, FOLD AT DOTTED LINE CERTIFIED MAIL. NOTICE OF SERVICE S SAME

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

SEP-WOLF STATES

MOS

AUG. Sate of.	15.	Express Mail Return Receipt for Merch C.O.D. tra Fee)	818	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 mailplece,	A Signature A Signature A Signature A Agent Addresse B. Received by (Printed Name) C. M. Corpenser
B. Received by (Printed Name)	D. Is delivery address different from Item If VFS, enter delivery address below: 17: SALE	Service Type Contined Mail Registered Insured Mail	4 E002 000	or on the front if space permits. 1. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRCIT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5 TH FLOOR PHILADELPHIA, PA 19107	D. Is defivery address different from them 1? Yes If YES, enter delivery address below: No 3. Service Type Certified Mail: Express Mail
so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if snoot power.	F PENNSYLVANIA VENUE-ATTN: SHERIF ANCE T SECTION	DEPARTMENT 281230 HARRISBURG, PA 17128-1230 4	2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Return Beceint	SENDER: COMPLET 201/IS 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: INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3250	Registered
X (AMMINITATION Name) C. Date of Delivery	D. is delivery address different from item 1? Thes if YES, enter delivery address below.	11	14. Restricted Delivery Flags 1201	g and a starting and	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ 55☐ ☐ ☐ 7☐☐ 3☐ 4☐49
n 4 if Rent your r	So that we card to the back of the malipiece, or on the front if space permits. 1. Article Addressed to: Commonwealth of PA	Dept. 280946 Harrisburg, PA 17128	2. Article Number 7004	OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105 2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic	3. Service Type Certified Mail

2004	2. Article Number 2003	5/00 buch A 178/5	JEW DY ST STORY	Go control of the 2009 of	Aprice Addressed to:	 Attach this pard to the pack of the immediate or on the front if space permits. 	Print your name and address on the reverse	Complete Items 1, 2, and 3, Also complete Item 4 if Restricted Delivery is dealigd.	SENDER: COMPLETE THIS SECTION	
Domestic Figure Receipt	7003 2260 0006 7624 4692	4. Restricted belivery? (Estra Fee) 口 Yes	3. Service Type 3. Service Type G Express Mail G Registered G Registered G Receipt for Merchandise G CO.D.		If YES, entire delivery address below: II No	Yes	B. Received by (Printed Name) C. Date of Delivery	A signature Agent	COMPLETE THIS SECTION ON DELIVERY	

Certified Mail Provides:

PS Form 3800, June 2002 (Fleverse)

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

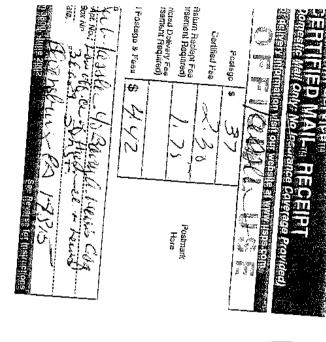
- important Reminders:

 © Certified Mail may ONLY be combined with First-Class Mails or Priority Mails.
- Modes of the Mail of Mail For valuables, please consider Insured or Registered Mail. Certified Meil is not available for any class of international mail.
- Tor an additional lee, a Perum Receipt tray be requested to provide proof of delivery. To obtain Retain Receipt service, piease complete and attach a Retirm Receipt service, piease complete and attach a Retirm Receipt and add applicable prostage to cover the time. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a cubilicate return receipt, a USPS® postmark on your Centified Mait receipt is required.
- The sin additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the cierk or mark the mailpiece with the endorsement "Restricted Delivery".
- if a postmark on the Canified Mail receipt is abstract, please present the article at the post office to postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix ishel with postage and mail.

MPORTANT: Save this receipt and present it when braking an inquiry. Internet access to delivery information is not available on mail addressed to APDs and FPOs.

Sollie i

UDREN LAW OFFICES, P.C WOODCREST CORPORATE CENTEN PRE WOODCREST ROAD CHERRY HILL NJ 08003



U.S. Postal ServiceTM
CERTIFIED MAILTH RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery informa	tion visit our website	at www.usps.com
OFF	/QUALL	
Postage	s <i>3</i> 7	
Certified Fee	2.30	Postmark
Return Reciept Fee (Endorsement Required)	1,75	Hare
Restricted Delivery Fee (Endorsement Required)		
"Total Postage & Fees	\$ 4.42	

2003

Street, Apt. No.; or PO Box No. City, State, ZIP+

PS Form.3800. June 2002

PLACE SPICKÉH AŤ TOP OF ENVELOPE TO THE RIGHT OF THE NETURN ADDRESS, FOLD AŤ DOTTED LINE

TO:

THUTTON CE

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

in the second of the second of

2. Article Number 2. Article Number 7.003 E PS Form 3811, February 2004 Pomestic He	MIN OFFISCE B HUMINGET	or on the train it space Permits 1. Article Addressed to, POGRUL KELLEN OD BADM O KRUNG EX	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 mallpiece.
102595-02M-1540 DODS 7년2부 부구미라 102595-02M-1540	3. Service Type Arcentiled Mail Express Mail Registered Explantin Receipt for Merchandise	P. is delivery address below: ☐ Yes If YES, enter delivery address below: ☐ No	COMPLETE THIS SECTION ON DELIVERY A Signature A Agent A Addressee B. Received by (Printed Name) C. Date of Delivery

addressed to APOs and FPOs. MPORTMS save this receipt and present it when making an inquiry. In a selection or are second in the contract of the contract

It a postmark on the Certified Mail receipt is desired, please present the arti-cle at the post office for postmarking. It a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

For an additional tee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the maliplece with the endorsement "Restricted Delivery".

Tor an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Receipt service, please complete and addition is fletum fleceipt service, please complete and addition in the cover the fletum fl

a NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider finanted or Registered Mail.

■ Certified Mail is not available for any class of international mail.

important Reminders:

Cartifled Mail may ONLY be combined with First-Class Maile, or Priority Maile.

A record of delivery kept by the Postal Service for two years

a A unique identifier for your mailpiece

PS Form 3800, June 2002 (Reverse)

:25 Tilled Mail Provides:

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Total Number of Pieces Postmaster, Pe Received at Post Office	,					and a very control of					!	3		SHARON L. KESSIER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5 TH STREET, BLOOMSBURG, PA 17815	ROGER L. KESSLER C/O BARRY A. LEWIS, ESQ. LAW OFFICE OF HUMMEL & LEWIS 3 EAST 5 TH STREET, BLOOMSBURG, PA 17815	Name of Addressee, Street, and Post Office Address	UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD CHERRY HILL, NJ 08003
Postmaster, Per (Name of Receiving Employee)									F					, ESQ. LAW OFFICE BLOOMSBURG, PA	ESQ. LAW OFFICE OF DOMSBURG, PA 17815	Office Address	Registered Insured COD Certified
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ie full declaration of value is required on all domestic and International registered mail. The maximum indemnity payabor the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 pc see subject to a limit of \$500,000 pc occurrence. The maximum indemnity payable on Express Mail merchandisc is \$50 for measurements in the maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$913, and \$921 for limitations of coverage on insurance and C00 mail. See Anternational Mail Manual for limitations of coverage on insurance and C00 mail. See thermational Mail Manual for limitations of coverage on insurance and C00 mail. See thermational Mail Manual for limitations of coverage on insurance and C00 mail. See the description of the coverage of insurance and C00 mail. See the description of the coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of insurance and C00 mail. See the order and coverage of the order and coverage or order and coverage order and coverage or order and coverage or order and coverage order and covera											1		<u>.</u>		!	Act. Value (If Regis.)	neck appropriate block for gjistered Mail: With Postal Insurance Without postal Insurance
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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 \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandisc is \$50. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, \$913, and \$921 for limitations of coverage on insured and COD mail. See Literational Mail Manual for insurance in the maximum declaration of coverage on insurance seems of the maximum declarations of coverage on international mail. Special handling changes apply only to third and forth class parcels.		<u> </u> 		<u> </u>			} :			<u> </u>				i		Remarks	la ka bisa

PS Form **3877**, February 1994

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: RAWL L. KLALLUM	A. Signature X Agent Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? Yes If YES, enter delivery address below:
90 Barry a Lewis, Esq	
New Office of Humanet	3. Service Type □ Certified Mail □ Express Mail □ Registered □ Receipt for Merchandise □ Insured Mail □ C.O.D.
Bloomsburg PA 17815	4. Restricted Delivery? (Extra Fee)
2. Article Number (Transfer from service label) 7003 2	260 0006 7624 4708
PS Form 3811, February 2004 Domestic Re	turn Receipt 102595-02-M-1540 :
!	COMPLETE THIS SECTION ON DELIVERY
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1. Article Addressed to: Sharm. L. Kesslar. Cho Banya. Lewis Eg.	If YES, enter delivery address below: \[\square\sigma\] No
3 East 5th St	3. Service Type #*Certified Mail
B/00/2014419 17815	4. Restricted Delivery? (Extra Fee) ☐ Yes
	,2260 0006 7624 4692
PS Form 3811, February 2004 Domestic Re	eturn 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

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

PHONE

(570) 389-5622

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:

EPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH

DAY OF OCTOBER 2004

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

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

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 Count $_Y$

ATTORNEY FOR PLAINTIFF

Plaintiff

: NO. 2004-CV-359

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 xxxxxx

Regular First Class Mail

----- 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

Mark J. Udren, Esquire

Attorney for Plaintiff

Soule?

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

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MOTITUE OF THUE O JATYATIO

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

TO:

manster from service iewy 2004 Domestic F	2. Article Number 7003	R/178/5	1 2 8 1 54x St Turnele Salve	Cho Barry a Kenne cog.	Shall Later Resident	or on the front if space permits.	Print your name and address on the reverse so that we can return the card to you.	■ Complete Items 1, 2, and 3. Also complete Ham 4 if Restricted Delivery is desired.	SENDER: COMPLETE THIS SECTION
Domestic Return Receipt	7003 2260 0006 7624 4692	4. Restricted Delivery? (Extra Fee)	3. Service Type A Service Type A Express Mail A Registered A Express Mail C Registered A C.O.D.			D. is delivery address different from item 17	B. Received by (Printed Name) C. Date of Delivery	X Gramis Cl Agent	COMPLETE THIS SECTION ON DELIVERY

Certified Mail Provides:

exemple identifier for your mailpiece

A record of delivery kept by the Postal Service for two years

Amportant Reminders:

Certified Mail may ONLY be combined with First-Class Mails or Priority Mails.

. Certified Meil is not available for any class of international mail.

MO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider insured or Registered Mail.

PS Form 3800, June 2002 (Reverse)

For an additional fee, a *Hetum Receipt* may be requested to provide proof of delivery. To obtain Return Receipt aervice, please complete and attach a Return Receipt (PS Form 3511) to the article and add applicable postage to cover the Receipt (PS Form 3511) to the article and earlied and activate and are actionated to the article and add applicable preceipt and are actionated. To receipt, a USPS_® postmark on your Certified Mait receipt is a duplicate return receipt, a USPS_® postmark on your Certified Mait receipt is required.

To the additional fee, delivery may be restricted to the addressee or addressee's suffortised agent. Advise the clerk or mark the mailplece with the endorsement "Hearricted 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.

(MPORTANT: Save this receipt and present it when making an inquiry. Internet access to delivery intormation is not avaitable on mail addressed to APOs and FPOs.

Julie i

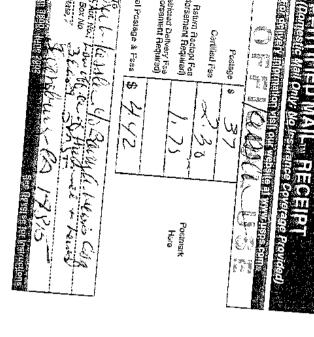
Bloomsburg,

PA 17815

East 5th Street

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

7003



U.S. Postal Service RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided

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PS Form 3800, June 2002	See Reverse for Instructions

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OF HE SETURN ADDRESS, SOLD AT DOTTED LINE.

Roger L. Kessler C/o Barry A. Lewis, Esq. Law Office of Hummel & Lewis

TO:



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Domestic Return Receipt	7003 2260 0006 7624 4708	4. Restricted Delivery? (Extra Fee)	3. Service Type A Certified Mail			D. Is delivery address different from item 1? Yes	B. Received by (Printed Name) C. Date of Delivery	☐ Addressee	A. Signature	COMPLETE THIS SECTION ON DELIVERY

Csrtiffed Mail Provides:

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PS Form 3800, June 2002 (Reverse)

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

it a postmark on the Certified Mail receipt is desired, please present the arti-de at the post utilice for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

a For an additional fee, delivery may be restricted to the additional fee, delivery may be restricted to the addressee or addressee's authorized agent, Advise the clerk or mark the maliplece with the endorsement "Restricted Delivery".

To ran additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a fletum Receipt (PS Form 3811) to the article and add applicable prostage to cover the fee, Endorse maliplece "Return Receipt Requested". To receive a fee waiver for a outplicate return receipt, a USPS postmark on your Certified Mail receipt is a postmark on your Certified Mail receipt is

Certified Mail is not available for any class of international mail.

MO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider frauted or Registered Mail.

important Heminders:

A record of delivery kept by the Postal Service for two years

a Aunique identifier for your mailblece

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Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee ee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	Fee	S.D.	S.H.	R <u>st. Del. Fe</u> Remarks
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PS Form **3877**, February 1994

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| ■ 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: □ COMMUTE. CASHILLE A. Signature Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below: |
|--|---|
| 3 East 5th St Co 1212 | 3. Service Type □ Certified Mail □ Express Mail □ Registered □ Receipt for Merchandise □ Insured Mail □ C,O.D, |
| 2. Article Number | 4. Restricted Delivery? (Extra Fee) ☐ Yes |
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| PS Form 3811, February 2004 Domestic Ret | turn Receipt 102595-02-M-1540 ; |
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| Che Barrey A. Lew
Kaw Office of Har | 3. Service Type |

COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label) PS Form 3811, February 2004

2. Article Number.

SENDER: COMPLETE THIS SECTION

Domestic Return Receipt

Registered

Insured Mail

4. Restricted Delivery? (Extra Fee)

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🗀 C.O.D.

Return Receipt for Merchandise

102595-02-M-1540

☐ Yes

TIMOTHY T. CHAMBERLAIN



FAX: (\$70) 389-5625

PHONE (570) 389-5622 24 HOUR PHONE

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 PUBILIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOCMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 TIMOTHY T. CHAMBERLAIN

SHERIFF

J/ARTER DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



FAX: (570) 389-5625

PHONE (570) 389-5622

24 HOUR PHONE 15701 784-5306

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 TIMOTHY T. CHAMBERLAIN SHERIFF

Timothy T. Chambulain

J. AMRTER

CHIEF DEPUTY SHERIFF

T. CHAMBERLAIN OFFICER: SERVICE# 4 - OF - 12 SERVICES DATE RECEIVED 8/26/2004 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 PAPERS TO SERVED BARRY LEWIS, ESO. WRIT OF EXECUTION - MORTGAGE 3 EAST FIFTH ST. FORECLOSURE **BLOOMSBURG** SERVED UPON J. 1/ CREVELING RELATIONSHIP LEGAL SECT IDENTIFICATION DATE 9-1-4 TIME 1010 MILEAGE ____OTHER ___ Racc __ Sex __ Height __ 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 9-1-4

OFFICER:

OFFICER: T. CH DATE RECEIVED 8	IAMBERLAIN 3/26/2004		1 - OF - 12 SERVICES 147ED2004
PLAINTIFF	ASSOCIATI	ON F/K/A FIRS	LAWARE, NATIONAL T UNION NATIONAL BANK OF UNION HOME EQUITY BANK,
DEFENDANT	ROGER L. K SHARON L.		
PERSON/CORP TO ROGER KESSLER 360 LEGION ROAD MILLVILLE SERVED UPON		FORECLOS	XECUTION - MORTGAGE TURE
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ATTEMPTS DATE	TIME	OFFICER	REMARKS
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OFFICER: T. CHAMBER DATE RECEIVED 8/26/2004		SERVICE# 2 DOCKET#1	- OF - 12 SERVICES 47ED2004
PLAINTIFF	ASSOCIATION	F/K/A FIRST	AWARE, NATIONAL UNION NATIONAL BANK OF NION HOME EQUITY BANK,
DEFENDANT	ROGER L. KES SHARON L. KE		
PERSON/CORP TO SERVEI)	PAPERS TO	SERVED
SHARON KESSLER			ECUTION - MORTGAGE
360 LEGION ROAD		FORECLOSU	RE
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SERVED UPON ROGER			
RELATIONSHIP HUSGAM	d	IDENTIFIC	CATION
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OFFICER: T. CHAMBERLAIN SERVICE# 5 - OF - 12 SERVICES DATE RECEIVED 8/26/2004 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 PAPERS TO SERVED DEBRA PIATT-TAX COLLECTOR WRIT OF EXECUTION - MORTGAGE 211 BEECH GLENN ROAD FORECLOSURE BENTON SERVED UPON POSITE 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 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

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DEPUTY

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BLOOMSBURG	FORECLOSURE	
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RELATIONSHIP	IDENTIFICAT	TION
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OFFICER: DATE RECEIVED	8/26/2004		SERVICE# 9 DOCKET#14	- OF - 12 SERVICES 47ED2004
PLAINTIFF	A D	ASSOCIATION	I F/K/A FIRST I	AWARE, NATIONAL UNION NATIONAL BANK OF NION HOME EQUITY BANK,
DEFENDANT		ROGER L. KES HARON L. KI		
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REAL ESTATE OUTLINE

ED#<u>147-04</u>

DATE RECEIVED 8-26-0	\checkmark
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SET FILE FOLDER UP 8-27-	at a second
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 1500.0	
IF ANY OF ABOVE IS MISSING DO NOT PROCEDE	
SALE DATE	Na, 10, 2001 TIME 1030
POSTING DATE	Oct. 6, 2004
ADV. DATES FOR NEWSPAPER	1ST WEEK Oct. 20
	2 ND WEEK 27
	3RD WEEK Nov. 3 04
	- J · · · -

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 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-or-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.

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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.

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IMPORT ANT 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

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

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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

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

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 <u>8/3/0-</u> to Date of Sale Per diem @\$8.19	<u>4</u>		
(Costs to be added)	\$		
	Ву	Prothonotary Clerk	KAB

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

В.

Resident:

I HE	REBY CER	TIFY THAT:
I.	Action:	igment entered in the above matter is based on an
	B. X_C.	In Assumpsit (Contract) In Trespass (Accident) In Mortgage Foreclosure On a Note accompanying a purchase money mortgage
		and the property being exposed to sale is the mortgaged property.
II.	The Defe	endant(s) own the property being exposed to sale as:
	C. D.	An individual Tenants by Entireties Joint Tenants with right of survivorship A partnership Tenants in Common A corporation
III.	The Defe	endant(s) is (are):
	<u> </u>	Resident in the Commonwealth of Pennsylvania

Not resident in the Commonwealth of Pennsylvania If more than one Defendant and either A or B above not applicable, state which Defendant

resident of the Commonwealth of Pennsylvania.

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

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

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

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

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

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Mark J. Udren, ESQUIRE ATTORNEY FOR PLAINTIFF

Wachovia Bank of Delaware,
National Association f/k/a
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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

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

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

PO Box 380

Bureau

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.

DATED: August 12, 2004

UDREN LAW OFFICES, P.C.

Mark J. Wdren, ESQ.

Attorney for Plaintiff

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

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

v.

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

Defendant(s)

Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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Name Address

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360 Legion Road Millville, PA 17846

Sharon L. Kessler

360 Legion Road Millville, PA 17846

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See Caption above.

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

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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

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Mark\J. Vdren, ESQ. Attorney for Plaintiff

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Millville, PA 17846

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ATTORNEY FOR PLAINTIFF

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

Name

Address

None

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

Name

Address

Columbia County Tax Claim

PO Box 380

Bureau

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.

DATED: August 12, 2004

UDREN LAW OFFICES, P.C.

Mark J. Wdren, ESQ. Attorney for Plaintiff

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

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 ______, 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.

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

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 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

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 Fennsylvania 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.

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PROPERTY ID NO .:

29-16-023

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER III 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 ORLOFF***
CHRISTOPHER J. FOX***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
DWIGHT MICHAELSON***
*ADMITTED NJ. PA. FL
*ADMITTED NJ. PA. FL
**ADMITTED NJ. PA. FL
*

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

UDBEN LAW OFFICES, P.C.

Mark J. Udren, Esquire Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856.669-5400

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***ADMITTED NJ. PA

TINA MARIE RICH OFFICE ADMINISTRATOR <u>PENNSYLVANIA OFFICE</u> 215-568-9500 215-568-1141 FAX

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

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UDHEN LAW OFFICES, P.C.

Mark J. Udren, Esquire Attorney for Plaintiff

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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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.

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

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v.

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Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

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NO. 2004-CV-359

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

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

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National Association f/k/a
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Defendant(s)

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

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PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Bank America's Most Convenient Bank® 3-180/360

NUMBER

One Thousand Five hundred dollars and Zero cents

PAY TO THE ORDER

Sheriff of Columbia County

08/12/2004

\$1,500.00 AMOUNT

Sale Deposit #04030502 Kessler Sale Deposit #04030502 Kessler

#8081003E0# #8EE710# <u>П</u> 284242 3m