

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Eric & Rebecca Neway  
 NO. 60-05 ED NO. 386-05 JD DATE/TIME OF SALE 3-15-06 / 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>389.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>655.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>880.00</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	\$	<u>208.77</u>
DELINQUENT 20	\$	<u>261.96</u>
TOTAL ***** \$ <u>470.73</u>		

MUNICIPAL FEES DUE:

SEWER 20	\$	<u>146.58</u>
WATER 20	\$	
TOTAL ***** \$ <u>146.58</u>		

SURCHARGE FEE (DSTE)	\$	<u>110.00</u>
MISC. <u>Luz. Co.</u>	\$	<u>40.00</u>
TOTAL ***** \$ <u>40.00</u>		

TOTAL COSTS (OPENING BID) \$ 2087.81

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Eric & Rebecca Mawry

NO. 60-05 ED NO. 386-05 JD

DATE/TIME OF SALE: 3-15-06 1100

BID PRICE (INCLUDES COST) \$ 2087.81

POUNDAGE - 2% OF BID \$ 41.76

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2129.57

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

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

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

PURCHASER(S) SIGNATURE(S): John Black

TOTAL DUE: \$ 2129.57

LESS DEPOSIT: \$ 1500.00

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

TOTAL DUE IN 8 DAYS \$ 629.57

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



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

56217

56217

NUMBER

**\*\*Six hundred Twenty Nine dollars and Fifty Seven cents\*\***

THE  
ORDER  
OF  
Sheriff of Columbia County

For Settle with Sheriff 05030295 Mowery

DATE

03/17/2006

AMOUNT

\$629.57

*Michael J. Mowery*  
OLD MASTER 90 DAY

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

⑈056217⑈ ⑈0360018081⑈ 36 589745 3⑈

SECURED  
MICROPRINTED  
BORDER

Security Features Included.



Details on back

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

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

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

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

PLEASE RESPOND TO NEW JERSEY OFFICE

March 17, 2006

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

RE: Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage  
Investors Trust Mortgage Loan Asset-Backed Certificates,  
Series 2003-OPT1  
vs.  
Eric Mowery  
Rebecca Mowery  
Property: 315 Woodin Street  
Berwick, PA 18603  
Columbia County C.C.P. No.: 2005-CV-386  
Sheriff's Sale Date: March 15, 2006

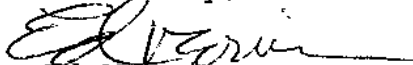
Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in  
the name of **Wells Fargo Bank, N.A., as Trustee for Merrill Lynch  
Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates,  
Series 2003-OPT1, 3 ADA Irvine CA. 92618.**

Enclosed please find our check in the amount of \$629.57 payable to  
the Sheriff of Columbia County. This check represents payment of  
the sheriff settlement costs, less previous deposit of \$1,500.00.  
Also enclosed please find two original Realty Transfer Tax  
Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as  
always, if you have any questions please feel free to contact me.

Sincerely,

  
Ed Morrison  
Legal Assistant

Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
**BUREAU OF INDIVIDUAL TAXES**  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

Calculate Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

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

### B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>		Date of Acceptance of Document	
Street Address <b>P.O. Box 380</b>		Street Address <b>3 ADA</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	City <b>Irvine</b>
			State <b>CA</b>
			Zip Code <b>92618</b>

### C PROPERTY LOCATION

Street Address <b>315 Woodin Street</b>		City, Township, Borough <b>Berwick</b>	
County <b>Columbia</b>	School District <b>Berwick</b>	Tax Parcel Number <b>04B-04-024-01</b>	

### D VALUATION DATA

1. Actual Cash Consideration <b>\$2,087.81</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$2,087.81</b>
4. Country Assessed Value <b>\$12,110.00</b>	5. Common Level Ration Factor <b>x 3.26</b>	6. Fair Market Value <b>= \$39,478.60</b>

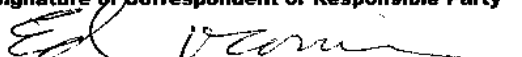
### E EXEMPTION DATA

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

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

- ☐ Will or interstate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **200307108**, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from sheriff to mortgagee as a result of an action in mortgage foreclosure**

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

Signature of Correspondent or Responsible Party 	Date <b>3/17/06</b>
---	------------------------

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

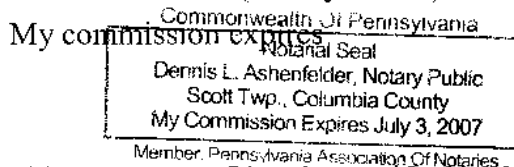
Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 22; March 1, 8, 2006 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.

*Brandon R. Eyerly*

Sworn and subscribed to before me this 10<sup>th</sup> day of MARCH 2006

*[Signature]*

(Notary Public)



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.

.....

- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

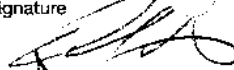
7004 2890 0001 4115 8862

Domestic Return Receipt

PS Form 3811, February 2004

102595-02-M-1

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</span></p> <p style="font-size: 1.2em;"><i>Roberta Cohen</i></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p style="font-size: 1.2em;">Roberta Cohen <span style="float: right;">NOV 30 2005</span></p> <p>D. Is delivery address different from item 1? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="padding-left: 20px;">If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p>   <p>INTERNAL REVENUE SERVICE            TECHNICAL SUPPORT GROUP            WILLIAM GREEN FEDERAL BUILDING            600 ARCH STREET ROOM 3259            PHILADELPHIA, PA 19106</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <span style="margin-left: 20px;"><input type="checkbox"/> Express Mail</span></p> <p><input type="checkbox"/> Registered <span style="margin-left: 20px;"><input type="checkbox"/> Return Receipt for Merchandise</span></p> <p><input type="checkbox"/> Insured Mail <span style="margin-left: 20px;"><input type="checkbox"/> C.O.D.</span></p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <span style="float: right;"><input type="checkbox"/> Yes</span></p>
<p style="font-size: 1.5em; letter-spacing: 0.5em;">7004 2890 0001 4115 8893</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p>  <p>OFFICE OF F.A.I.R.  DEPARTMENT OF PUBLIC WELFARE  PO BOX 8016  HARRISBURG, PA 17105</p> <p>2. Article Number  (Transfer from service label)</p>	<p>A. Signature <span style="float: right;">60</span></p> <p style="text-align: center;"><b>X</b> </p> <p style="text-align: right;"><input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <span style="float: right;">DEC 05 2005</span></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>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p><b>7004 2890 0001 4115 8886</b></p>	

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

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603  
Defendant(s)

NO. 2005-CV-386

**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: February 28, 2006

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2005-CV-386

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603  
Defendant(s)

DATE: February 6, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

OWNER(S): Eric Mowery & Rebecca Mowery

PROPERTY: 315 Woodin Street, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on March 15, 2006, at 11:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

EXHIBIT A

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 Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee
1	MOWERY	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815										
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815										
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE PO BOX 281230, HARRISBURG, PA 17128-1230										
4	05030295	TENANTS/ OCCUPANTS 315 WOODIN ST, BERWICK, PA 18603										
5												
6												
7												
8	COLUMBIA											
9												
10												
11	K. BLACK											
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 R000, S013, 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.							

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

60-ED-2005

WELLS FARGO BANK NA ET AL

VS

ERIC MOWERY ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the TWENTIETH day of DECEMBER 2005 at 10:15 AM, prevailing time, he served the within WRIT OF EXECUTION IN MTGE FORECLOSURE

upon ERIC MOWERY  
the within named, by handing to REBECCA MOWERY an adult member of the household, whose relationship to the within named is that of HIS WIFE at HIS RESIDENCE AT 5 JOY LANE; BERWICK

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this TWENTY-SEVENTH day of DECEMBER 20 05

John A. Moran

Prothonotary

[Signature]

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

**EXHIBIT B**

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY  
60-ED-2005  
WELLS FARGO BANK NA ET AL  
**VS**  
ERIC MOWERY ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the TWENTY-SEVENTH day of DECEMBER 20 05 at 10:15AM M., prevailing time, he served the within WRIT OF EXECUTION IN MTGE FORECLOSURE

upon REBECCA MOWERY

the within named, by handing to HER personally, at 5 JOY LANE ;BERWICK

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

[Signature]

Sheriff of Luzerne County

this TWENTY-SEVENTH day of DECEMBER 20 05

[Signature]

Prothonotary of Luzerne County

by [Signature]

Deputy Sheriff of Luzerne County, Pennsylvania

**EXHIBIT B**

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.

WELLS FARGO BANK N.A..

VS.

ERIC & REBECCA MOWERY

WRIT OF EXECUTION #60 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ERIC & REBECCA MOWERY AT 315 WOODIN ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

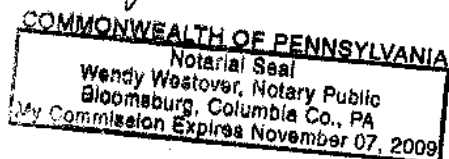
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8<sup>TH</sup> DAY OF FEBRUARY 2006





TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

24 HOUR PHONE  
(570) 784-6300

**WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR MERRILL LYNCH MORTGAGE  
INVESTORS TRUST MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES  
2003-OPT1**

**60ED2005**

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

**ERIC MOWERY  
REBECCA MOWERY**

NOW, TUESDAY, DECEMBER 13, 2005, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ERIC MOWERY, AT 5 JOY LANE, BERWICK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

60-ED-2005

WELLS FARGO BANK NA ET AL

VS

ERIC MOWERY ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the TWENTIETH day of DECEMBER 2005 at 10:15 AM, prevailing time, he served the within WRIT OF EXECUTION IN MTGE FORECLOSURE

upon ERIC MOWERY

the within named, by handing to REBECCA MOWERY an adult member of the household, whose relationship to the within named is that of HIS WIFE at HIS RESIDENCE AT 5 JOY LANE; BERWICK

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this TWENTY-SEVENTH day of DECEMBER 20 05

John A. Moran

Prothonotary

[Signature]

Sheriff of Luzerne County

by [Signature]

Deputy Sheriff of Luzerne County, Pennsylvania

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

**WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR MERRILL LYNCH MORTGAGE  
INVESTORS TRUST MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES, SERIES  
2003-OPT1**

**60ED2005**

VS

**WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE**

**ERIC MOWERY  
REBECCA MOWERY**

NOW, TUESDAY, DECEMBER 13, 2005, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, REBECCA MOWERY, AT 5 JOY LANE, BERWICK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

60-ED-2005

WELLS FARGO BANK NA ET AL

VS

ERIC MOWERY ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the TWENTY-SEVENTH day of DECEMBER 20 05 at 10:15AM M., prevailing time, he served the within WRIT OF EXECUTION IN MTGE FORECLOSURE

upon REBECCA MOWERY

the within named, by handing to HER personally, at 5 JOY LANE ;BERWICK

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this TWENTY-SEVENTH day of DECEMBER 20 05

Sheriff of Luzerne County

Prothonotary of Luzerne County

by \_\_\_\_\_  
Deputy Sheriff of Luzerne County, Pennsylvania

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/22/2005

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
OPT1

DEFENDANT ERIC MOWERY  
REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
REBECCA MOWERY	WRIT OF EXECUTION - MORTGAGE
315 WOODIN ST.	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

11-28-05 1500 ASER Empty house CK Po.

\_\_\_\_\_

\_\_\_\_\_

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

L42. Costs  
12-13  
Theresa - didn't know  
Sharon - no, didn't know but helped (\$40.00)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 11/22/2005

SERVICE# 1 - OF - 11 SERVICES  
 DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
 LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
 LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
 OPT1

DEFENDANT ERIC MOWERY  
 REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
ERIC MOWERY	WRIT OF EXECUTION - MORTGAGE
315 WOODIN ST.	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
11-28-05	1500	ARTIR	Empty house
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_



November 30, 2005

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

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH  
MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2003-OPT1**

**VS**

**ERIC MOWERY  
REBECCA MOWERY**

**DOCKET # 60ED2005**

**JD # 368JD2005**

Dear Timothy:

The balance on sewer account #110152 for the property located at 315 Woodin Street, Berwick through March 2006 is \$146.58.

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

Sincerely,

  
Kelly Greer  
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

**Tax Notice** 2005 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS.  
CLOSED FRIDAY AFTER DISCOUNT

**PHONE:** 570-752-7442

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

MOWERY ERIC & REBECCA  
315 WOODIN STREET,  
BERWICK PA 18603

DATE  
03/01/2005

BILL NO.  
5129

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	12.110	5.646	67.00	68.37	75.21
SINKING		1.345	15.96	16.29	17.92
LIGHT		.75	8.90	9.08	9.53
FIRE		1.75	20.77	21.19	22.25
BORO RE		6.6	78.33	79.93	83.93
The discount & penalty have been calculated for your convenience			190.96	194.86	208.84
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

This tax returned to  
courthouse on:  
January 1, 2006

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

CNTY		TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04B-04 -024-01,000		
315 WOODIN ST		
.1012 Acres		
Land		2,500
Buildings		9,610
Total Assessment		12,110

FILE COPY

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/22/2005

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
OPT1

DEFENDANT ERIC MOWERY  
REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
-----------------------

CONNIE GINGHER-TAX COLLECTOR
------------------------------

1615 LINCOLN AVE.
-------------------

BERWICK
---------

PAPERS TO SERVED
------------------

WRIT OF EXECUTION - MORTGAGE
------------------------------

FORECLOSURE
-------------

SERVED UPON CONNIE

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 11-28-5 TIME 1410 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. A.

DATE 11-28-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/22/2005

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
OPT1

DEFENDANT ERIC MOWERY  
REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kelly Greer

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

DATE 11-28-05 TIME 1400 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. C. [Signature]

DATE 11-28-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/22/2005

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
OPT1

DEFENDANT ERIC MOWERY  
REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LESLIE LEVAN

RELATIONSHIP CUST SERV IDENTIFICATION \_\_\_\_\_

DATE 11-28-05 TIME 11:45 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 11-28-05

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Paul J Fedder

1-8-75

173-54-1071

DATE: 11/28/05

REQUESTOR: Sheriff

Print Name

JD 928 JD 2005  
Signature

II. Lien information (To be provided by DRS)

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

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

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

Amount of Overdue Support

Next Due Date

Next Payment Amount

653.82

Date: 11/28/05

BY: Leslie H. Blum

TITLE: Asst SRS

Certified from the record  
this 28 day of Nov 2005

Gail K. Jodon

Director Domestic Relations Section

By: [Signature]

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/23/2005

SERVICE# 6 - OF - 21 SERVICES  
DOCKET # 135ed2005

PLAINTIFF SLM FINANCIAL CORPORATION

DEFENDANT PAUL J. FEDDER, CHERISH FEDDER, HIS OR HER HEIRS,  
DEVISEES AND PERSONAL REPRESENTATIVES AND HIS,  
HERS, THEIR OR ANY OF THEIR, SUCCESSORS IN RIGHT,  
TITLE AND INTEREST

ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

PERSON/CORP TO SERVED	PAPERS TO SERVED
PG ENERGY	WRIT OF EXECUTION - MORTGAGE
1 WEST 7TH ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Calvin Keifer

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

DATE 11-28-05 TIME 1210 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. Auler

DATE 11-28-05

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 11/28/2005

Fee: \$5.00

Cert. NO: 1481

MOWERY ERIC & REBECCA  
315 WOODIN STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20030 -7107  
Location: 315 WOODIN ST P L 3  
Parcel Id: 04B-04 -024-01,000

Assessment: 12,110  
Balances as of 11/28/2005

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

By: Columbia County Sheriff Per: (R)

\* THIS DOES NOT INCLUDE THE  
2005 TAXES

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/22/2005

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 60ED2005

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL  
LYNCH MORTGAGE INVESTORS TRUST MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-  
OPT1

DEFENDANT ERIC MOWERY  
REBECCA MOWERY

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ANNETTE HOFFMAN

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

DATE 11-28-05 TIME 0800 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 11-28-05

# REAL ESTATE OUTLINE

ED # 60-05

DATE RECEIVED 11-22-05  
DOCKET AND INDEX 11-23-05  
SET FILE FOLDER UP 11-23-05

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# 47453

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

SALE DATE Mar 15, 06 TIME 1100  
POSTING DATE Feb. 8, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb. 22  
2<sup>ND</sup> WEEK Mar 1  
3<sup>RD</sup> WEEK 8, 06

# SHERIFF'S SALE

---

WEDNESDAY MARCH 15, 2006 AT 11:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2005 ED AND CIVIL WRIT NO. 386 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Woodin Street eighty-three feet east of the intersection of the southerly side of Woodin Street and the easterly side of Oak Street; THENCE along the southerly side of Woodin Street easterly for a distance of ninety feet, more or less, to an alley; THENCE along said alley southerly for a distance of forty-nine feet to a point; THENCE westerly along a line parallel to Woodin Street a distance of ninety feet to a point; THENCE northerly along a line parallel to Oak Street forty-nine feet to a point, the place of BEGINNING.

Parcel ID #:4B,4-24-1

BEING KNOWN AS: 315 WOODIN STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04B-04-024

TITLE TO SAID PREMISES IS VESTED IN ERIC MOWERY AND REBECCA MOWERY, H/W, AS TENANTS BY THE ENTIRETY BY DEED FROM ROBERT J. KAISER, SR. AND NAOMI M. KAISER, H/W DATED 5/20/03 RECORDED 06/10/03 INSTR NO.: 200307107

## TERMS OF SALE

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

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

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

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

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

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

# SHERIFF'S SALE

---

WEDNESDAY MARCH 15, 2006 AT 11:00 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2005 ED AND CIVIL WRIT NO. 386 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Woodin Street eighty-three feet east of the intersection of the southerly side of Woodin Street and the easterly side of Oak Street; THENCE along the southerly side of Woodin Street easterly for a distance of ninety feet, more or less, to an alley; THENCE along said alley southerly for a distance of forty-nine feet to a point; THENCE westerly along a line parallel to Woodin Street a distance of ninety feet to a point; THENCE northerly along a line parallel to Oak Street forty-nine feet to a point, the place of BEGINNING.

Parcel ID #:4B,4-24-1

BEING KNOWN AS: 315 WOODIN STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04B-04-024

TITLE TO SAID PREMISES IS VESTED IN ERIC MOWERY AND REBECCA MOWERY, H/W, AS TENANTS BY THE ENTIRETY BY DEED FROM ROBERT J. KAISER, SR. AND NAOMI M. KAISER, H/W DATED 5/20/03 RECORDED 06/10/03 INSTR NO.: 200307107

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](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

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038  
Plaintiff  
v.

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603  
Defendant(s)

NO. 2005-CV-386

*2005-ED-60*

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:

315 Woodin Street  
Berwick, PA 18603  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$76,011.64

Interest From 5/4/05  
to Date of Sale \_\_\_\_\_  
Ongoing Per Diem of \$15.10  
to actual date of sale including if sale is  
held at a later date

(Costs to be added)

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

THIS WRIT OF EXECUTION IS RETURNED

ON THIS 24th DAY OF Nov

2005

AT THE COUNTY CLERK'S OFFICE

*Wojciech D. Kucharski*

Prothonotary

By *Fanni B. Rine* / *EAB*  
Clerk

Date 11-22-2005

Proth. & Clk. Of Sev. Courts  
My Com. Ex. 1st Mon. Jan 2008

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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Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038

Plaintiff

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

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

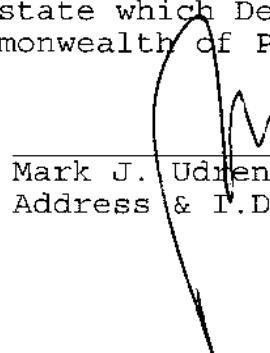
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
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Eric Mowery  
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315 Woodin Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

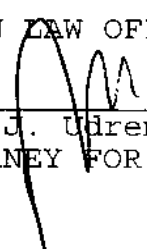
### C E R T I F I C A T E

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

~~IN THE UNITED STATES BANKRUPTCY COURT~~  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Eric M. Mowery  
Rebecca A. Mowery,  
Debtor(s)

CHAPTER 13

CASE NO. 5-05-52566 JJT

Wells Fargo Bank, N.A., as Trustee for  
Merrill Lynch Mortgage Investors Trust  
Mortgage Loan Asset-Backed Certificates,  
Series 2003-OPT1,

Movant,

vs.

Eric M. Mowery  
Rebecca A. Mowery,  
Debtor(s) / Respondent(s),  
and  
Charles J. DeHart, III,  
Trustee / Respondent.

**ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY**

Upon consideration of the motion of Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1 for Relief from the Automatic Stay, it is hereby

**ORDERED AND DECREED THAT:** The Automatic Stay of all proceedings, as provided under 11 U.S.C. §362, is modified with respect to premises:

**315 Woodin St  
Berwick, PA 18603**

as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises; and it is further

**ORDERED THAT:** The relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

Date: September 7, 2005

  
John J. Thomas, Bankruptcy Judge

(AMG)

*This electronic order is signed and filed on the same date.*

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038  
Plaintiff

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

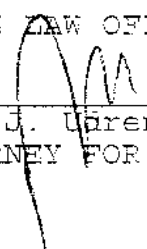
#### C E R T I F I C A T E

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
- ☒ 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, 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

ATT. JEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038

Plaintiff

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, 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: 315 Woodin Street, Berwick, PA 18603

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

Eric Mowery 315 Woodin Street  
Berwick, PA 18603

Rebecca Mowery 315 Woodin Street  
Berwick, PA 18603

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

SAME AS #1 ABOVE

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

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	P.O. Box 380, Bloomsburg, PA 17815
-------------------------------------	------------------------------------

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

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

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

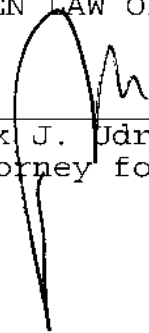
Name	Address
------	---------

Tenants/Occupants	315 Woodin Street Berwick, PA 18603
-------------------	--

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

UDREN LAW OFFICES, P.C.

DATED: November 18, 2005

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

UDREN LAW OFFICES, 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

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
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Certificates, Series 2003-OPT1  
P.O. Box 57038  
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Plaintiff

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, 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: 315 Woodin Street, Berwick, PA 18603

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

Name Address

Eric Mowery 315 Woodin Street  
Berwick, PA 18603

Rebecca Mowery 315 Woodin Street  
Berwick, PA 18603

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

Name Address

SAME AS #1 ABOVE

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

Name Address

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	P.O. Box 380, Bloomsburg, PA 17815
-------------------------------------	------------------------------------

Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
----------------------------	------------------------------------

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

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

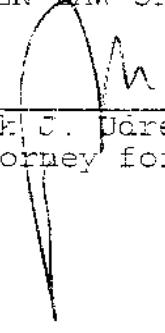
Name	Address
------	---------

Tenants/Occupants	315 Woodin Street Berwick, PA 18603
-------------------	--

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

UDREN LAW OFFICES, P.C.

DATED: November 18, 2005

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

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for Merrill Lynch  
Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-OPT1  
P.O. Box 57038  
Irvine, CA 92619-7038

Plaintiff

v.

Eric Mowery  
Rebecca Mowery  
315 Woodin Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-386

*2005-ED-60*

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

To: Eric Mowery  
315 Woodin Street  
Berwick, PA 18603

Your house (real estate) at 315 Woodin Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$76,011.64, 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** tract of land situate in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a point on the southerly side of Woodin Street eighty-three feet east of the intersection of the southerly side of Woodin Street and the easterly side of Oak Street; **THENCE** along the Southerly side of Woodin Street easterly for a distance of ninety feet, more or less, to an alley; **THENCE** along said alley southerly for a distance of forty-nine feet to a point; **THENCE** westerly along a line parallel to Woodin Street a distance of ninety feet to a point; **THENCE** northerly along a line parallel to Oak Street forty-nine feet to a point, the place of **BEGINNING**.

**Parcel ID #: 4B,4-24-1**

BEING KNOWN AS: 315 WOODIN STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04B-04-024

TITLE TO SAID PREMISES IS VESTED IN ERIC MOWERY AND REBECCA MOWERY, H/W, AS TENANTS BY THE ENTIRETY BY DEED FROM ROBERT J. KAISER, SR. AND NAOMI M. KAISER, H/W DATED 05/30/03 RECORDED 06/10/03 INSTR NO.: 200307107.

ALL THAT CERTAIN tract of land situate in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Woodin Street eighty-three feet east of the intersection of the southerly side of Woodin Street and the easterly side of Oak Street; THENCE along the Southerly side of Woodin Street easterly for a distance of ninety feet, more or less, to an alley; THENCE along said alley southerly for a distance of forty-nine feet to a point; THENCE westerly along a line parallel to Woodin Street a distance of ninety feet to a point; THENCE northerly along a line parallel to Oak Street forty-nine feet to a point, the place of BEGINNING.

Parcel ID #: 4B,4-24-1

BEING KNOWN AS: 315 WOODIN STREET, BERWICK, PA 18603

PROPERTY ID NO.: 04B-04-024

TITLE TO SAID PREMISES IS VESTED IN ERIC MOWERY AND REBECCA MOWERY, H/W, AS TENANTS BY THE ENTIRETY BY DEED FROM ROBERT J. KAISER, SR. AND NAOMI M. KAISER, H/W DATED 05/30/03 RECORDED 06/10/03 INSTR NO.: 200307107.

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

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

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

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

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

November 18, 2005

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

Re: Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage  
Investors Trust Mortgage Loan Asset-Backed Certificates,  
Series 2003-OPT1  
vs.  
Eric Mowery  
Rebecca Mowery  
Columbia County C.C.P. No. 2005-CV-386

Dear Sir:

Please serve the Defendant(s), Eric Mowery and Rebecca Mowery at  
315 Woodin Street, Berwick, PA 18603.

Please then, POST the property with the Handbill at 315 Woodin  
Street, Berwick, PA 18603.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

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

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

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

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

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

November 18, 2005

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

Re: Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage  
Investors Trust Mortgage Loan Asset-Backed Certificates,  
Series 2003-OPT1  
vs.  
Eric Mowery  
Rebecca Mowery  
Columbia County C.C.P. No. 2005-CV-386

Dear Sir:

Kindly reissue the Writ of Execution, and transmit the appropriate documents to the Sheriff, together with the deposit check in the sum of \$1,500.00, to be listed for Sheriff's Sale on \_\_\_\_\_.

All necessary documents to establish the above are enclosed.

After time stamping, kindly return to me the enclosed copy of the Praecipe to Reissue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

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

/ajp

enclosures

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2005 NOV 21 A 10:29

FILED  
PROTHONOTARY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA ESCROW ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

**Commerce**



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

47453

47453

NUMBER

DATE

11/18/2005

AMOUNT

\$1,500.00

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

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 05030295 Mowery

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