### SHERIFF'S SALE COST SHEET

Wells Fargo Bank N.A. VS	s. Chast	-pher Be	Pavel	_
100/15 Faiso Bank N.A. VS NO. 83-05 ED NO. 312-05 J	D DATE/TIM	ME OF SALE_	10-19-05	0966
			-	_
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ 180,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$ 33,50			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ 6,00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	\$35.00			
TRANSFER TAX FORM	\$25.00			
DISTRIBUTION FORM	\$25.00			
COPIES	\$ 6,00			
NOTARY	\$ 10,00	, ;		
TOTAL ********	******	\$ 467,00		
		·	-	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$ 618,44			
SOLICITOR'S SERVICES	\$75.00		,	
TOTAL *******	******	\$ 843,44		
PROTHONOTARY (NOTARY)	\$10.00			
RECORDER OF DEEDS		,		
RECORDER OF DEEDS  TOTAL ************************************	*****	8 2720		
		<u> </u>		
REAL ESTATE TAXES:	_			
BORO, TWP & COUNTY 20	\$ 311.35			
BORO, TWP & COUNTY 20 SCHOOL DIST. 20	\$ 739,21	41 10-31		
DELINQUENT 20	\$ 5,00			
TOTAL ********		\$ 1055.56	•	
		4 <u>75 3 3, 34</u>		
MUNICIPAL FEES DUE:				
	\$ 600.16			
WATER 20	\$			
SEWER 20 WATER 20 TOTAL ********	******	\$ 600,16		
1911		Ψ		
SURCHARGE FEE (DSTE)		\$ 130,00		
MISC.	\$	Ψ		
	\$			
TOTAL ********	******	s ~ ~ ~ ~		
		Ψ		A
TOTAL COSTS (OPI	ENING BID)		s 3087,60	Ś
	· · = /		<u>.</u>	

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank, N.A. vs	Ch 1.8to, wher	Beaver
NO. 83-05 ED		
DATE/TIME OF SALE: 10-12-05	0900	
BID PRICE (INCLUDES COST)	s_3087,66	
POUNDAGE – 2% OF BID	\$ 61.75	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	s 3149.41
PURCHASER(S):		
NAMES(S) ON DEED:		1
PURCHASER(S) SIGNATURE(S):	Tox P	lainti FE
TOTAL DUE:		s <u>3149,41</u>
LESS DEPOSIT:		\$ 1500,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	OAYS	s 1649,41

#### 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

<u>PENNSYLVANIA OFFICE</u> 215-568-9500 215-568-1141 FAX

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

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

October 19, 2005

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

RE: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D vs.

Christopher R. Beaver

Property: 492 West First Street

Bloomsburg, PA 17815

Columbia County C.C.P. No.: 2005-CV 312 MF

Sheriff's Sale Date: October 12, 2005

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 Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D, 3 ADA Irvine CA. 92618.

Enclosed please find our check in the amount of \$1,649.41 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,

Enclosure

Ed Morrison Legal Assistant

3



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES

DEPT. 280603 HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER	RECORDER'S USE ONLY							
State Tax Paid								
Book Number								
Page Number								
Date Recorded								

See Reverse for Instructions

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	CORRESPONDEN	iT – All	inquiries may	be directed to	the followi	ng person:				
Name				<u> </u>	Telephone Number					
Uare Street A	n Law Offices, P.C.		City	Area Code (856) 482-6900						
	Woodcrest Road, Suite	200		erry Hill	State NJ	Zip Code <b>08003</b>				
В	TRANSFER DATA			Date of Acceptance of						
	(s)/Lessor(s)			Grantee(s)/Lessee(s) We	lls Fargo Bank, N.A. a	as trustee for Option One				
Sheri	iff of Columbia County			Mortgage Loan Trust 200	0-D, Asset-Backed C	ertificates, Series 2000-D				
Street A	ddress Box 380			Street Address						
City	DUX 300	State	Zip Code	3 ADA	C1-	to Code				
-	msburg	PA	17815	Irvine	Stat CA					
С	PROPERTY LOCA	ATION		<del></del>						
Street A	ddress West First Street			City, Township, Borough Bloomsburg						
County		<del></del>	School District		Tax Parcel Number					
Colu	nbia		Bloomsburg		05W-04-036					
Ð	VALUATION DATA	A								
	al Cash Consideration		2. Other Consideration	<del></del>	3. Total Consideration					
\$3,14			+ 0		= \$3,149.44					
	oftry Assessed Value		5. Common Level Ration F <b>x 3.26</b>	actor	6. Fair Market Value = \$65,395.60					
	XEMPTION DATA	\			l					
100%	ount of Exemption Claimed o		1b. Percentage of Interest 100%	Conveyed						
2. Che	ck Appropriate Box Below	for Exempti	ion Claimed		ı					
	Will or interstate succession	<u> </u>								
[]	· · · · · · · · · · · · · · · · · · ·		(Name of Decedent)		(Estate File	Number)				
⊢	Transfer to Industrial Developme									
$\vdash$	Transfer to a trust. (Attach comp									
片	Transfer between principal and o			•		_				
ليـا	Transfers to the Commonwealth, (If condemnation or in lieu of co	ne united sid ademnation, a	attach copy of resolution.)	giff, dedication, condemna	tion, or in lieu of cond	emnation.				
$\boxtimes$	Transfer from mortgagor to a hole	der of a morto	jage in default. Mortgage B	ook Number <u>20001075</u>	<b>Z</b> , Page Number					
	Corrective or confirmatory deed	. (Attach con	nplete copy of the prior deed	d being corrected or confirm	ned.)					
	Statutory corporate consolidatio				·					
$\boxtimes$	Other (Please explain exemption				to mortgagee a	as a result of an				
actio	n in mortgage foreclosi		, <u></u>							
Under	penalties of law, I declare	that I have	examined this Stateme	ent including accompan	wing information	and to the best of				
	dge and belief, it is true, corr					and to the best of my				
Signate	are of Correspondent or Respo	onsible Party				Date				
	2 otorin					10/19/05				

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

BANK America's Most Convenient Bank\* 10/19/2005 DATE 3-180/360 \*\*One Thousand Six hundred Forty Nine dollars and Forty One cents\*\* **UDREN LAW OFFICES, PC** PA ESCROW ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003

45541

GRIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

71

11 O 4 5 5 4 1 11 1 1 O 3 5 O O 1 A O A 12 3 B 5 A P 7 4 5 3 11

For Settle with Sheriff 05030116 Beaver

Sheriff of Columbia County

PAY TO THE ORDER

# STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

 $} SS$ 

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

September 21, 28; October 5, 2005, 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.

publication are true.	egonig statement as to time,	, place, and character of
*	PIRSL	
Sworn and subscribed to before m	e thisday of	actalies 20.05
	Donna K. 7	Kuhlauch
	(Notary	Public)
	My commission expires	Notarial Seal Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 2605
And now,	20 Lharobar	Member, Pennsylvania Association of Notaries
publication charges amounting to \$		
fee for this affidavit have been paid in	full.	

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

ν.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s)

NO. 2005-CV 312 MF

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

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

- 1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
- 2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
- 3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
- 4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: September 21, 2005

UDRENALAW 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

Wells Fargo Bank, N.A., as
Trustee for Option One
Mortgage Loan Trust 2000-D,
Asset-Backed Certificates,
Series 2000-D
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV 312 MF

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s)

DATE: July 11, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Christopher R. Beaver

PROPERTY: 492 West First Street, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the <u>Columbia</u> County Sheriff's Sale on <u>October 12, 2005</u>, at 9:00am, 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 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.



Affix stamp hore if issued as certificate of mailing or for additional copies of this bill.	Posmark and Date of Receipt  Due Sender R.R. S.D. S.H. Ret Dat Food	Fec Fee Fee															The full declaration of value is required on all domestic and international registered mail. The maximum indomestic and international registered mail.	in the Beografication of norm-gottelie documents under Express Mail document reconstruction insurance is \$50,000 per express Mail merchantity payable at \$50,000 per cocurrence. The maximum indemnity payable is \$50,000 per cocurrence. The maximum indemnity payable is \$55,000 for registered mail; sent with optional postal insurance. See Domestic Mail Manual Roy CSR15, and SQR1 for initiations of coverage on insurance and COD mail. See International Mail Manual (or initiations or inversable and COD mail. See International Mail Manual (or insurance).	charges apply only to third and forth class parcels
	rout postal Insurance Act. Value Insured	Charge (If Regis.) Value II															on of value is required on all domestic and interna	follon of hornagoldelle documents under Expess o a limit of \$500,000 per occurrence. The maximu turn indemnity payable is \$25,000 for registered it. ). Settle and \$921 for limitations of covered on incrementation international control interna	or Rall Point Den
ed 🔛 Return Receipt for Merchandise	ostage Fee Fle	3			+		:	:	!		+	i					<u> </u>	on tife teonstrul piace subject to \$500. The maxim Matil Marual R900	be Completed by Typewriter. Ink or Ball Point Den
WOODCREST CORPORATE CENTE; ID Registered 111 WOODCREST ROAD CHERRY HILL, NJ ORDOR	29 Addre	AIM BUREAU BURG DA 17845	S SECTION BURG, PA 17815	COM OF PA, DEPT OF REV, BUR OF COMPLIANCE DEPT 280946, HARRISBURG, PA 17128-0946	TENANTS/ OCCUPANTS 492 WEST FIRST ST, BLOOMSBURG, PA 17815	K & TRUST CO	PAL AUTHORITY COMSBURG, PA 17815										Postmaster, Per (Name of Receiving Employee)	J/R	Form Must be Co
WOODCREST 111 WOO CHERRY	Name of Addressee,	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380 BLOOMSBIRG DA 1704E	DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815	COM OF PA, DEPT OF REV, BUR OF COMPL DEPT 280946, HARRISBURG, PA 17128-0946	TENANTS/ OCCUPANTS 492 WEST FIRST ST, BLO	FIRST COLUMBIA BANK & TRUST CO. 11 W. MAIN ST, BLOOMSBURG, PA 17815	BLOOMSBURG MUNICIPAL AUTHORITY 301 E. SECOND ST, BLOOMSBURG, PA 17815						       			i .	Received at Post Office	9	bruary 1994
Name and Address Of Sender	Line Article	1 BEAVER	2	6	4 05030116	5	ဖ	2	8 COLUMBIA	6	10	11 K. BLACK	12	13	14	L	That number of Pieces Lined by Sender		PS Form <b>3877</b> , February 1994

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



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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

V.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Defendant(s)

NO. 2005-CV 312 MF

## VERIFICATION OF SERVICE BY CERTIFIED MAIL AND REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: July 19 1 TON 80, 2005

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: July 19, 2005

UDREN LAW AFFICES, P.C.

Mark J. Udren, Esquire

The second secon

of Delivery	hand		02-M-1	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
C. Date of Delivers	Express Mail Return Roceipt for Merchand C.O.D. rtra Fee)	1405	102595-0	<ul> <li>■ Complete items 1, ∠, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece,</li> </ul>	A. Signature  A. Signature  Address  B. Received by ( Printed Name)   C. Date of page
3	☐ Express Mail ☐ Return Recei ☐ C.O.D. (Extra Fee)	55		or on the front if space permits.  1. Article Addressed to:	D. Is delivery address different from item 1?  Yes
in Illule  by Prince Nan  c Rifer  yy address differen  enter delivery addr		101 40	:	Commonwealth of PA Dept. 280946	If YES, enter delivery address below:   No
Klishur B. Received by List (List) (List) as If YES, ente	Service Type  Est Certified Mail  Chapter Mail  Insured Mail  A. Restricted Delivery?	0200 00	ırn Receipt	Harrisburg, PA 17128	3. Service Type  ✓ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandi ☐ Insured Mail ☐ C.O.D.
	ITON	003	tic Return		4. Restricted Delivery? (Extra Fee)
erse Jiece,	STRA E LDIN R	7.0	Jomes	2. Article Number (Transfer from service label) 7003	0500 0001 9056 1382
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dress on dress on he card to back of th permits.	S ADJ CIT ( ERAJ 5 <sup>TH</sup> F 107		4	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
red Dell and ad return the to the I space to:	U. S. SMALL BUSINESS ADMINISTRATI PHILADELPHIA DISTRCIT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900MARKET STREET- 5 <sup>TH</sup> FLOOR PHILADELPHIA, PA 19107	st service label)	February 2004	<ul> <li>Complete items 1, _, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece,</li> </ul>	A Signature Agent  A Agent  Address  B. Received by (Printed Name)  C. Date of Delive
int your name that we can in tach this card on the front if on the front if its addressed to the propagation.	SMALL F ADELPH RT N.C. MARKET ADELPH	mber rom se	Ξ.	or on the front if space permits.	D. Is delivery address different from Item 17 2005
Print your name so that we can so that we can Attach this card or on the front in antice Addressed	U. S. SMALL I PHILADELPH ROBERT N.C. 900 MARKET PHILADELPH	Article Number (Transfer from	Form 38	1. Article Addressed to:	If YES, enter delivery address below:   No
So W At	- n 1	ا نہ	တ္	OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE	
Addressee	eipt for Merchandise		102595-02-M-1540	PO BOX 8016 HARRISBURG, PA 17105	3. Service Type
(S) (2) (S) (S) (S) (S) (S) (S) (S) (S) (S) (S		₽51 151	: 		☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
from its	Express Mt Return Red C.O.D. xtra Fee)		1	Article Number     (Transfer from service label)	03 0500 0001 9056 1412
oceived by (Printed Name)[1]  1. (P. M. H. C. M. H. C. C. M. C.		905	!	PS Form 3811, February 2004 Domestic Ret	turn Receipt 102595-02-M-15
by (Primilar) y (Primilar) y (Primilar) y (Primilar) address address ter delivers	Service Type  Service Type  Control Mail  In Registered  In Insured Mail  Restricted Delivery?	1001		SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
delivery YES, en	Service Type  Certified M  Registered  In Registered  Restricted De	000	sceipt	<ul> <li>■ Complete items 1, ∠, ánd 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse</li> </ul>	A. Signature J. Land Agent Address
X 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	8. <b>2</b> 1 1 4.	띰	Return Receipt	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.	B. Received by (Printed Name) JUC. Date of Delive 7 200
	9	.003	Domestic F	Article Addressed to:	D. Is delivery address different from item 1?  Yes If YFS enter delivery address below:  No
s desired. s on the reverse rd to you. of the mailpiece.	ICE UP . BUILDIN 259	7	Dom	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHER BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION	IFF SALE
	NTERNAL REVENUE SERVICE FECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	label	uary 2004	DEPARTMENT 281230 HARRISBURG, PA 17128-1230	3. Service Type  ② Certified Mail □ Express Mail □ Registered □ Return Receipt for Merchandi □ Insured Mail □ C.O.D.
e and added to the k	AL SUPPO GREEN F STREET PHIA, PA	r cantice (abel)	February		4. Restricted Delivery? (Extra Fee)
e nems Restric r name we can his card e front i	AL RI CAL M GR H ST ELPF	lumber	811	(Menalta montation repeated)	0500 0001 9056 1399
Complete Items 1,5,5, and 2 tem 4 if Restricted Delivery Print your name and address so that we can return the case that we can return the back or on the front if space per Article Addressed to:	NTERNAL R IECHNICAL WILLIAM GE 600 ARCH ST PHILADELPI	2. Article Number	(Iransrer	'S Form 3811, February 2004 Domestic Ret	turn Receipt 102595-02-M-1.

# IN THE COURT OF COMMON PLEAS OF Columbia COUNTY CIVIL DIVISION

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Plaintiff

NO. 2005-CV 312 MF

v. Christopher R. Beaver Defendant

ORDER

AND NOW, this day of form and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant, Christopher R. Beaver, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant, Christopher R. Beaver at 492 West First Street, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 492 West First Street, Bloomsburg, PA 17815.

BY THE COURT:

if cl E- ANN COOL

PROTHONOTARY

Listed by Sender Total number of Pieces K. BLACK COLUMBIA 05030116 BEAVER Number Article 492 WEST FIRST ST., BLOOMSBURG, PA 17815 CHRISTOPHER B. BEAVER VOODCREST CORPORATE CENTER Received at Post Office **Total Number of Pieces** Name of Addresseo, Street, and Post Office Address UDRIEN LAW OFFICES, P.C. 111 WOODCHEST ROAD SUEDBY HILL NJ 08003 Postmaster, Per (Name of Roceiving Employee)

٦'

on!

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N

Line

Address Of Sender Name and

Ragistered
Insured
COD
Certified ] Certified

Heturn Heceipt for Merchandise
fini'l Hecorded Del.
Express Mail

Check appropriate block for Registered Mail.

With Postal Insurance

Without postal Insurance

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

Postage

fee

Handling Charge

insured Value

Due Sender

H.R.

S.D.

S i ee

Rst. Dol. Fee Remarks

If COD

Postmark and Date of Receipt

(If Regis.) Act. Value

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The full declaration of value is required on all domestic and international registered uselt. The maximum indeninity payable for the reconstruction fracture graphs of \$50,000 per piece subject to a limit of \$50,000 per contracture. The maximum indeninity payable on Express Mail mechandase is \$500. The maximum indenity payable is \$25,000 for registered mail, sent with optimity postar insurance. See Contestic Mail Manual R800, S913, and \$321 for inmitations 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 looth class parcels

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENT CHERRY HILL, NJ 08003

0080	U.S. Postal Service 1 CERTIFIED MAIL T. RECEIPT (Domestic Mail Only; No Insurarree Coverage Provided) For delivery Information visit our website at www.usps.come
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NOTICE OF SHERIFF'S SALE OF

To: Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Manage of the special of the special

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PS Form 3811, February 2004	2. Article Number (Transfer from service lubel)		Schomsonar, F4 17815	,	1. Article Addressed to:	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.	them 4 if Restricted Delivery is desired.  Print your name and address on the reverse	SENDER: COMPLETE THIS SECTION
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кп Песеірі	7004 2890 0004 1256 0080	4. Rostricted Delivery? (Extra Fee)	3. Service Type  (2) Certified Mail		If YES, enter delivery address below: A No	B. Received by ( Printed Name) C	X Samuelo	COMPLETE THIS SECTION ON DELIVERY
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Certified Mail Provides:

S Form 3800, June 2002 (Reverse)

Minailing receipt

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

importent Reminders:

Sertified Mail may ONLY be combined with First-Class Mail<sub>®</sub> or Priority Mai

Certified Mail is not available for any crass of international smail.

■ WO INSURANCE COVERAGE IS PROVIDED with Certified Mail.

valuables, please consider insured or Registered Mail.

■ For an additional fee, a fleturn fleceipt may be requested to provice proof a delivery. To obtain Return Receipt respect to the sance and applicable postage to cover the feeting (PS Form 3811) to the sance and applicable postage to cover the secret mailpiece "Peturn Receipt Requested". To receive a fee waiver to a duplicate return receipt, a USPS postmark on your Certified Main receipt i required.

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

If a postmark on the Certified Mail receipt is desired, please present the at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detect and sifts label with postage and mail.

. 2047 bas 209A of besserbbs :MPORTENT: Save this receipt and present it when making an inquiry. Internet access to delivery information is not available on mail

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 189-5622 HERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: 6730 389-5625

24 HOUR PHONE (\$70) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D Docket # 83ED2005

V.C

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

CHRISTOPHER R. BEAVER

#### AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JULY 06, 2005, AT 8:55 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CHRISTOPHER BEAVER AT 492 WEST FIRST ST., BLOOMSBURG BY POSTING TO THE RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS WEDNESDAY, JULY 06, 2005

NŐTÁRY PUBLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA 44Y COMMISSION EXPIRES NOVEMBER 07, 2005 TIMOTHY T. CHAMBERLAIN SHERIFF

Timothy T. Chambralain

ÆRTER

DEPUTY SHERIFF

Brown of man to the things he was

#### 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

**PHONE** (570) 389-5622

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

WELLS FARGO BANK, NA

VS.

CHRISTOPHER BEAVER

WRIT OF EXECUTION #83 OF 2005 ED

#### POSTING OF PROPERTY

September 8, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF CHRISTOPHER BEAVER AT 492 WEST FIRST STREET BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY & CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

 $9^{TH}$ THIS DAY OF SEPTEMBER 2005

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

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Defendant(s)

NO. 2005-CV 312 MF

## VERIFICATION OF SERVICE BY CERTIFIED MAIL AND REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: July 19 1 JULY 80, 2005

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: July 19, 2005

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire

# IN THE COURT OF COMMON PLEAS OF Columbia COUNTY CIVIL DIVISION

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

NO. 2005-CV 312 MF

v. Christopher R. Beaver Defendant

<u>ORDER</u>

AND NOW, this day of , 2005, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant, Christopher R. Beaver, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant, Christopher R. Beaver at 492 West First Street, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 492 West First Street, Bloomsburg, PA 17815.

BY THE COURT:

AND WAY -3 P 3: 11

FRUTHONOTARY

# UDREN LAW UTHICES, P.C.

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PS Form **3877**, February 1994

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

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENT CHERRY HILL NJ 08003

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NOTICE OF SHERIFF'S SALE OF

To: Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

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PS Form 3811, February 2004	Article Number     (Transfer from service label)		Bleensones, RA 17815	497 VEST FIRST STREET	CHRISTOPHER R. BEWER	1. Article Addressed to:	<ul> <li>so that we can return the card to you.</li> <li>Attach this card to the back of the malipiece, or on the front if space permits.</li> </ul>	item 4 if Restricted Delivery is desired.  ■ Print your name and address on the reverse	■ Complete items 1, 2, and 3. Also complete	SENDER: COMPLETE THIS SECTION
Domestic Return Receipt	7004 289		51861	Spari	78K		to you. the malipiece,	n the reverse	sa complete	CTION
m Receipt	7004 2890 0004 1256 0080	4. Restricted Delivery? (Extra Fee)	3. Service Type  ① Certified Mail □ Express Mail □ Registered ☑ Return Recei □ Insured Mail □ C.O.D.	77.		D. Is delivery address different from item 1? If YES, enter delivery address below:	B. Received by ( Printed Name)	×	A. Signature	COMPLETE THIS SECTION ON DELIVERY
102585:02-M-1540		□ Yes	Express Mail  Return Receipt for Merchandise  C.O.D.			. 17 🗆 Yeg	C. Date of Delivery	☐ Agent ☐ Addressee		VERY

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

If a postment on the Certified Mail receipt is desired, please present the art the post office for postmarking. If a postmark on the Certified Ms receipt is not needed, detach and effix label with postage and mail.

\* For an additional fee, delivery may be restricted to the addressee's authorized agent. Advise the clerk or mark the mailpilece with the endot-sement "Restricted Delivery".

■ For an additional fee, a *Return Receipt* may be requested to provide proof c delivery. To obtain Return Receipt service, please complete and attach a Return Receipt fee feet from 3811) to the article and add applicable postage to cover the adupticate mailpiece "Return Receipt Requested". To receive a fee waiver fo a duplicate return receipt, a USPS® postmark on your Certified Mail receipt i required.

a NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. From Valuables, please consider insured or Registered Mail.

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

Important Reminders:

© Certified Mail may ONLY be combined with First-Class Maile or Priority Mai

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

A unique identifier for your mailplece

S Form 3800, June 2002 (Reverse)

M A mailing receipt Certified Mail Provides:

# MUNICIPAL AUTHORITY of the TOWN OF BLOOMSBURG

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esg.

TOWN HALL 301 EAST SECOND STREET BLOOMSBURG PA 17815 570~784~5422 570~784~1518 (FAX) **Board of Directors** 

Robert Linn George Hemingway Michael Upton Thomas Evans George Turner

July 15, 2005

Tim Chamberlain Sheriff of Columbia County Columbia County Court House P. O. Box 380 Bloomsburg PA 17815

RE:

Beaver, Christopher 492 W. 1<sup>st</sup> Street

DOCKET # 83ED2005

JD # 312JD2005

#### Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 600.16.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

renney

Sincerely.

Amber Kenney Office Manager

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 HERIFF OF COLUMBIA COUN 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 OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D Docket # 83ED2005

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

CHRISTOPHER R. BEAVER

#### AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JULY 06, 2005, AT 8:55 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON CHRISTOPHER BEAVER AT 492 WEST FIRST ST., BLOOMSBURG BY POSTING TO THE RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS WEDNESDAY, JULY 06, 2005

Will acy W

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA 4Y COMMISSION EXPIRES NOVEMBER 07, 2005 TIMOTHY T. CHAMBERLAIN SHERIFF

ARTER

DEPUTY SHERIFF

#### TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-5300

Wednesday, July 06, 2005

MARY WARD-TAX COLLECTOR 301 EAST 2ND ST. BLOOMSBURG, PA 17815-

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D VS CHRISTOPHER R. BEAVER

**DOCKET #** 83ED2005

JD # 312JD2005

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. 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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed | Columbia County Certificates. Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF 2005.ED-83

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

To: Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Your house (real estate) at 492 West First Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on 10/12/05, at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$53,480.69, 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 LICENCIDADOS Susquehanna Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

T. CHAMBERLAIN OFFICER: SERVICE# 2 - OF - 13 SERVICES DATE RECEIVED 7/5/2005 DOCKET # 83ED2005 PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D DEFENDANT CHRISTOPHER R. BEAVER ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED FIRST COLUMBIA BANK & TRUST CO. WRIT OF EXECUTION - MORTGAGE 11 WEST MAIN ST. **FORECLOSURE** BLOOMSBURG SERVED UPON DECORAH NEVIUS RELATIONSHIP V. P IDENTIFICATION \_\_\_\_\_ DATE 2-7-5 TIME OF 45 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_ Sex \_\_ Height \_\_ Eyes \_\_ Hair \_\_ Age \_\_ Military \_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ 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 DATE 7-7-5

## **COLUMBIA COUNTY SHERIFF'S OFFICE** PROCESS SERVICE ORDER

OFFICER:

T. CHAMBERLAIN SERVICE# 1 - OF - 13 SERVICES DATE RECEIVED 7/5/2005 DOCKET # 83ED2005 **PLAINTIFF** WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D If vacant Pos DEFENDANT CHRISTOPHER R. BEAVER ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED CHRISTOPHER BEAVER WRIT OF EXECUTION - MORTGAGE 492 WEST FIRST ST. **FORECLOSURE** BLOOMSBURG SERVED UPON RESTER RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_ DATE 7-6-5 TIME SSS MILEAGE OTHER Race \_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POAT POB POE CCSO COSO 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 DATE 7 . 4 - 5 DEPUTY

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN SERVICE# 3 - OF - 13 SERVICES DATE RECEIVED 7/5/2005 DOCKET # 83ED2005 PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D DEFENDANT CHRISTOPHER R. BEAVER ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED BLOOMSBURG MUNICIPAL AUTHORITY WRIT OF EXECUTION - MORTGAGE 301 EAST 2ND ST. FORECLOSURE BLOOMSBURG SERVED UPON AMBER KENNEY RELATIONSHIP \_\_\_\_\_\_ IDENTIFICATION \_\_\_\_\_ DATE 7-6-5 TIME 1250 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 -Certin DATE 7-6-5 DEPUTY

## **COLUMBIA COUNTY SHERIFF'S OFFICE** PROCESS SERVICE ORDER

SERVICE# 5 - OF - 13 SERVICES

OFFICER: T. CHAMBERLAIN DATE RECEIVED 7/5/2005 DOCKET # 83ED2005 PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D DEFENDANT CHRISTOPHER R. BEAVER ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED TENANT(S) WRIT OF EXECUTION - MORTGAGE 492 WEST FIRST ST. FORECLOSURE BŁOOMSBURG SERVED UPON EMPTY MOSE RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_ DATE <u>2-6-5</u> TIME <u>STSS</u> MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight Eyes Hair Age Military TYPE OF SERVICE: A. PERSONAL SERVICE AT POA Y 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 

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

Wednesday, July 06, 2005

TENANT(S) 492 WEST FIRST ST. BLOOMSBURG, PA 17815-

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D VS CHRISTOPHER R. BEAVER

**DOCKET # 83ED2005** 

JD # 312JD2005

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed | Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038

Plaintiff

ν.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005.ED. 83

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

To: Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Your house (real estate) at 492 West First Street, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on 10/12/05, at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$53,480.69, 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 LICENCIDADOS Susquehanna Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN SERVICE# 6 - OF - 13 SERVICES DATE RECEIVED 7/5/2005 DOCKET # 83ED2005 PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D DEFENDANT CHRISTOPHER R. BEAVER ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED MARY WARD-TAX COLLECTOR WRIT OF EXECUTION - MORTGAGE 301 EAST 2ND ST. **FORECLOSURE** BLOOMSBURG SERVED UPON MA, 1 5\07 RELATIONSHIP \_\_\_\_\_ IDENTIFICATION DATE 7-65 TIME 12-45 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 DATE 7-6-5

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 7/5/2005	SERVICE# 7 DOCKET # 83	- OF - 13 SERVICES ED2005				
PLAINTIFF	WELLS FARGO BANK, N.A., A ONE MORTGAGE LOAN TRU CERTIFICATES, SERIES 2000-	ST 2000-D, ASSET-BACKED				
DEFENDANT	CHRISTOPHER R. BEAVER					
ATTORNEY FIRM	MARK J. UDREN & ASSOCIA	TES				
PERSON/CORP TO SERVE	PAPERS TO S					
DOMESTIC RELATIONS	WRIT OF EXE	WRIT OF EXECUTION - MORTGAGE				
15 PERRY AVE.	FORECLOSU	FORECLOSURE				
BLOOMSBURG						
SERVED UPON (25/12	CTOAW IDENTIFIC	ATION				
	IDENTIFIC					
DATE 126-S TIME OF	YS MILEAGE	OTHER				
Race Sex Height	Weight Eyes Hair _	Age Military				
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ATTEMPTS DATE TIME	OFFICER	REMARKS				
DEPUTY (ett.	DATE	7-b-5				

#### COUNTY OF COLUMBIA

#### REAL ESTATE TAX CERTIFICATION

Date: 07/06/2005

Fee: \$5.00

Cert. NO: 972

BEAVER CHRISTOPHER R 492 WEST FIRST STREET BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG Deed: 20001 -0756 Location: 492 WEST FIRST STREE Parcel Id:05W-04 -036-00,000

Assessment: 20,060 Balances as of 07/06/2005

YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

By: Columbia	County	Should
		70

Per:

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: DATE RECEIVED 7/5/20	05	SERVICE# 10 - OF - 13 SERVICES DOCKET # 83ED2005			
PLAINTIFF	WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-D, ASSET-BACKED CERTIFICATES, SERIES 2000-D				
DEFENDANT ATTORNEY FIRM PERSON/CORP TO SERV COLUMBIA COUNTY TAX PO BOX 380 BLOOMSBURG	ED	PAPE WRIT	SSOCIATI <b>RS TO SE</b>	RVED UTION - 1	MORTGAGE
SERVED UPON DEB	, ,				
DATE 26-5 TIME					
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ATTEMPTS DATE TIM	E (	OFFICER		REMAI	RKS
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DEPUTY (at	· · · · · · · · · · · · · · · · · · ·		DATE <u></u>	7-6-5	

### REAL ESTATE OUTLINE

ED#<u>83-05</u>

DATE RECEIVED 7-5-0	7
DOCKET AND INDEX 7.6-6	5
SET FILE FOLDER UP	***
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	U,
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	<u>(/</u> CK# <u>379/7</u>
**IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE**
	n )
SALE DATE	Oct. 12,05 TIME 0900
POSTING DATE	Sept. 8,05
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Sept. 2/</u>
	2 <sup>ND</sup> WEEK / Aγ
	$3^{RD}$ WEEK $C$

## SHERIFF'S SALE

#### WEDNESDAY OCTOBER 12, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 83 OF 2005 ED AND CIVIL WRIT NO. 312 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 LOT OF GROUND lying on the Southwest corner of West First Street and an Alley in Ralston's Addition in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South line of West First Street, corner of the aforesaid Alley; AND RUNNING Westwardly along said West First Street 37 feet to other land now or formerly of George W. Belig; THENCE Southwardly along said land on a line parallel to said Alley, 70 feet to other land now or formerly of George W. Belig; THENCE Eastwardly along said lot, 37 feet to said Alley; AND THENCE in a Northerly direction along said alley, 70 feet to the place of BEGINNING. WHEREON is erected a two-story frame dwelling house and other outbuildings.

BEING KNOWN AS: 492 West First Street, Bloomsburg, PA 17815

PROPERTY ID NO: 05W-04-036

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER R. BEAVER BY DEED FROM CHARLES C. HELLER AND ROBERTA K. HELLER, HUSBAND AND WIFE DATED 11/09/00 RECORDED 11/16/00 INSTRU NO.: 200010756

#### 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.

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 Cherry Hill, NJ 08003 Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Timothy T. Chamberlain
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Plaintiff's Attorney Mark J. Udren 111 Woodcrest Road Cherry Hill, NJ 08003 Sheriff of Columbia County
Timothy T. Chamberlain
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

Wells Fargo Bank, N.A., as COURT OF COMMON PLEAS Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s)

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005-ED-83

#### 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:

> 492 West First Street Bloomsburg, PA 17815 SEE LEGAL DESCRIPTION ATTACHED

Amount due	\$ <u>53,480.69</u>
Interest From <u>7/2/05</u> to Date of Sale Per diem @\$15.58	
(Costs to be added)	\$

Prothonotar

#### ATTORNEY FOR PLAINTIFF

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005-ED-83

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)X C. In Mortgage ForeclosureD. 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:  XA. 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 PennsylvaniaB. Not resident in the Commonwealth of PennsylvaniaC. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  Resident:

Mark J. Udren, ESQUIRE Address & I.D. # as above UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed | Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038

Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005.ED. 83

#### 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 )
- $(\mathbf{x})$ 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.

ODREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE ATTORNEY FOR PLAINTIFF

#### ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. 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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005-ED. 83

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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:

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> Mark J. Udren, ESQUIRE ATTORNEY FOR PLAINTIFF

DREN LAW OFFICES, P.C

#### 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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine. CA 92619-7038

Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS CIVIL DIVISION

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005-60-83

#### AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D, 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: 492 West First Street, Bloomsburg, PA 17815

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

Christopher R. Beaver

492 West First Street Bloomsburg, PA 17815

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

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: Address Name

none

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

Name

Address

Plaintiff herein.

See Caption above.

First Columbia Bank & Trust Co.

11 West Main Street, Bloomsburg, PA 17815

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

Name

Address

Bloomsburg Municipal Authority

301 East Second Street, Bloomsburg, PA 17815

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, 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

492 West First 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: July 1, 2005

. ODREN DAW OFFICES, P.C.

Mark J. Udren, 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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage | CIVIL DIVISION Loan Trust 2000-D, Asset-Backed Columbia County Certificates. Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038

Plaintiff

ν.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815 Defendant(s) COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF

2005 ED- 83

#### AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D, 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: 492 West First Street, Bloomsburg, PA 17815

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

Christopher R. Beaver

492 West First Street Bloomsburg, PA 17815

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

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: Address Name

none

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

Name

Address

Plaintiff herein.

See Caption above.

First Columbia Bank & Trust Co.

11 West Main Street, Bloomsburg, PA 17815

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

Name

Address

Bloomsburg Municipal Authority

301 East Second Street, Bloomsburg, PA 17815

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, Bureau of Compliance, Dept. 280946 Department of Revenue 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

492 West First 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: July 1, 2005

(UDREN'LAW OFFICES, P.C.

Mark J. Udren, 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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage CIVIL DIVISION Loan Trust 2000-D, Asset-Backed Columbia County Certificates, Series 2000-D P.O. Box 57038 Irvine, CA 92619-7038 Plaintiff

v.

Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Defendant(s)

COURT OF COMMON PLEAS

MORTGAGE FORECLOSURE

NO. 2005-CV 312 MF 2005-ED 83

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

To: Christopher R. Beaver 492 West First Street Bloomsburg, PA 17815

Your house (real estate) at 492 West First Street, Bloomsburg, PA 17815 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 \$53,480.69, 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 LICENCIDADOS Susquehanna Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760 ALL THAT CERTAIN LOT OF GROUND lying on the Southwest corner of West First Street and an Alley in Ralston's Addition in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South line of West First Street, corner of the aforesaid Alley; AND RUNNING Westwardly along said West First Street 37 feet to other land now or formerly of George W. Belig; THENCE Southwardly along said land on a line parallel to said Alley, 70 feet to other land now or formerly of George W. Belig; THENCE Eastwardly along said lot, 37 feet to said Alley; AND THENCE in a Northerly direction along said alley, 70 feet to the place of BEGINNING. WHEREON is erected a twostory frame dwelling house and other outbuildings.

BEING KNOWN AS:

492 West First Street, Bloomsburg, PA 17815

PROPERTY ID NO.: 05W-04-036

ALL THAT CERTAIN LOT OF GROUND lying on the Southwest corner of West First Street and an Alley in Raiston's Addition in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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#### UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD SUITE 200

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

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

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

FREDDIE MAC PENNSYLVANIA DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 1, 2005

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

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D

Christopher R. Beaver

Columbia County C.C.P. No. 2005-CV 312 MF

#### Dear Sir:

Please serve the Defendant(s), Christopher R. Beaver at 492 West First Street, Bloomsburg, PA 17815 by posting premises per attached court order.

Please then, <u>POST</u> the property with the Handbill at 492 West First Street, Bloomsburg, PA 17815.

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

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856 . 669-5400 FAX: 856 . 669-5399 PENNSYLVANIA OFFICE 215-568-9500 215-568-1141 FAX

<u>FREDDIE MAC</u>
<u>PENNSYLVANIA</u>

<u>DESIGNATED COUNSEL</u>

PLEASE RESPOND TO NEW JERSEY OFFICE

July 1, 2005

TINA MARIE RICH

OFFICE ADMINISTRATOR

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

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D

Christopher R. Beaver

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UDREN LAW OFFICES, P.C.

Mark W. /Udren, Esquire Attorney for Plaintiff

## IN THE COURT OF COMMON PLEAS OF Columbia COUNTY CIVIL DIVISION

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Plaintiff

NO. 2005-CV 312 MF

v. Christopher R. Beaver Defendant

ORDER

AND NOW, this day of , 2005, upon consideration of Plaintiff's Motion and the Affidavit of Good Faith Investigation attached hereto, it is hereby ORDERED that service of the Complaint in Mortgage Foreclosure and all subsequent pleadings on Defendant, Christopher R. Beaver, shall be complete when Plaintiff or its counsel or agent has mailed true and correct copies of the Complaint in Mortgage Foreclosure and all subsequent pleadings by certified mail and regular mail to the last known address of Defendant, Christopher R. Beaver at 492 West First Street, Bloomsburg, PA 17815 and by posting the mortgaged premises located at 492 West First Street, Bloomsburg, PA 17815.

BY THE COURT:

1 3005 MAY -3 P3 3: 4

37917

NUMBER

37917

Bank America's Most Convanient Bank<sup>a</sup> 1-800-YES-2000

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

D ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

3-180/360

DATE

06/21/2005

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

Sheriff of Columbia County

TO THE ORDER OF

\$1,500.00 AMOUNT

VOID AFTER 90 DAYS

For

Sheriff Sale Deposit 05030116 Beaver a this pocument contains heat sensitive ink. Touch or press here: Rep inage pisappears with heat. 589745 급 #037912P# #035001808#

<u>-</u>

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