

07-05B-077

SHERIFF'S SALE COST SHEET

Wells Fargo Bank Minnesota vs. David + Lisa Timmis
NO. 90-05 ED NO. 953-03 JD DATE/TIME OF SALE 12-14-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$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>394.00</u>

WEB POSTING	2742 \$150.00
PRESS ENTERPRISE INC.	45 \$ <u>635.48</u>
SOLICITOR'S SERVICES	41 \$75.00
TOTAL *****	\$ <u>860.48</u>

PROTHONOTARY (NOTARY)	41 \$10.00
RECORDER OF DEEDS	46 \$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$1
SCHOOL DIST. 20	\$ <u>942.17</u>
DELINQUENT 20	\$ <u>2772.64</u>
TOTAL *****	\$ <u>3714.81</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 5130.79

3912.90

176.01

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

Wells Fargo Bank Minnesota VS David & Lisa Timms

NO. 90-05 ED NO. 953-03 JD

DATE/TIME OF SALE: 12-14-05 0930

BID PRICE (INCLUDES COST) \$ 5130.79

POUNDAGE - 2% OF BID \$ 102.62

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5233.41

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

Att. for Plaintiff

TOTAL DUE: \$ 5233.41

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3733.41

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

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 2, 2006

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

RE: Wells Fargo Bank Minnesota, National Association, as Trustee
for registered Holders of Option One Mortgage Loan Trust 2002-
A, Asset-Backed Certificates, Series 2002-A
vs.

David J. Timms

Lisa Timms

Property: 508 Snowflake Lane

Shickshinny, PA 18655

Columbia County C.C.P. No.: 2003CV953MF

Sheriff's Sale Date: December 14, 2005

Dear Sir or Madam:

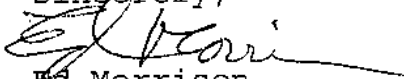
As attorney on the Writ, we are requesting the DEED be recorded in
the name of Wells Fargo Bank, N.A., as Trustee for Option One
Mortgage Loan Trust 2002-A, Asset-Backed Certificates, Series 2002-
A, 3 ADA Irvine CA 92618.

+ \$198.09

Enclosed please find our check in the amount of \$3,733.41 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,


Ed Morrison
Legal Assistant

Enclosure

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Ed Morrison**From:** Sheriff Timothy T. Chamberlain**Fax:****Date:** March 7, 2006**Phone:****Pages:** 1**Re:** Timms, David & Lisa**CC:**

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

•Comments: Due to the length of time since sale there is an increase in costs and interest on delinquent taxes. An additional \$198.09 is need before the deed can be recorded.

If you have any questions please call

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



55319
America's Most Convenient Bank®
1-800-YES-2000
3-180/360

55319

NUMBER

One hundred Ninety Eight dollars and Nine cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

DATE

03/07/2008

AMOUNT

\$198.09

VOID AFTER 90 DAYS

Mark A. Udren

For Add'l Sheriff Cost 03080231 Timms

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT
⑈055319⑈ ⑈036001808⑈ 36 589745 3⑈

Security Features Included
Details on back

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Ed Morrison

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 7, 2006

Phone:

Pages: 1

Re: Timms, David & Lisa

CC:

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

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SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

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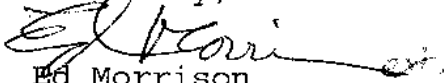
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Thank you in advance for your kind assistance in this matter and as
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Sincerely,


Ed Morrison
Legal Assistant 5690

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County			Date of Acceptance of Document		
Street Address P.O. Box 380			Grantee(s)/Lessee(s) Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2002-A, Asset-Backed Certificates, Series 2002-A		
City Bloomsburg	State PA	Zip Code 17815	Street Address 3 ADA		
			City Irvine	State CA	Zip Code 92618

C PROPERTY LOCATION

Street Address 508 Snowflake Lane		City, Township, Borough Shickshinny	
County Cloumbia	School District Shickshinny	Tax Parcel Number 07-05B-077	

D VALUATION DATA

1. Actual Cash Consideration \$5,130.79	2. Other Consideration + 0	3. Total Consideration = \$5,130.79
4. Country Assessed Value \$21,054.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$68,636.04

E EXEMPTION DATA

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

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 **200200418**, 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

E. Udren

Date

3/2/06

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

1. Signature ☒ Agent ☐ Address ☒ Date of Delivery ☒ B. Received by (Printed Name) ☒ C. Date of Delivery ☒ D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) 7004 2890 0001 4116 1770

102595-02-M-1540 Domestic Return Receipt PS Form 3811, February 2004

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
300 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Commonwealth of PA
Dept 280946
Harrisburg, PA 17128

Article Number (Transfer from service label) 7004 2890 0001 4116 1756

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Number (Transfer from service label) 7004 2890 0001 4116 1787

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

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

Article Number (Transfer from service label) 7004 2890 0001 4116 1763

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

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DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address ☒ B. Received by (Printed Name) ☒ C. Date of Delivery ☒ D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:

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Article Number (Transfer from service label) 7004 2890 0001 4116 1787

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address ☒ B. Received by (Printed Name) ☒ C. Date of Delivery ☒ D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7004 2890 0001 4116 1787

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

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

Commerce 54970
Bank 54970
America's Most Convenient Bank
1-800-YES-2006
3-180/360
NUMBER

****Three Thousand Seven hundred Thirty Three dollars and Forty One cents****

DATE 03/02/2006 AMOUNT \$3,733.41

PAY TO THE ORDER OF
Sheriff of Columbia County

Wanda J. Udren
VOID AFTER 90 DAYS

For Settle with Sheriff 03080231 Timms

"054970" :036001808: 36 589745 3"

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

SECURITY FEATURES INCLUDED
SAFEGUARD
SECURE

Security Features Included.



Details on back.

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 Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

NO. 2003CV953MF

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:

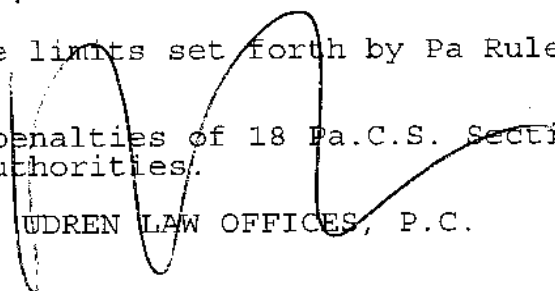
1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached 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: December 5, 2005

UDREN LAW OFFICES, P.C.

BY: 
Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

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Trust 2002-A, Asset-Backed
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P.O. Box 57038
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Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2003CV953MF

v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

DATE: August 26, 2005

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): David J. Timms & Lisa Timms

PROPERTY: 508 Snowflake Lane, Shickshinny, PA 18655

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on October 12, 2005, at 9:30am, 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.

ADDRESS CORPORA
11 WOODCREST FOL
CHERRYHILL, NJ 08003

Name and Address of Sender

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

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

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1	TIMMS	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 DEPT 280946, HARRISBURG, PA 17128-0946										
4	03080231	TENANTS/ OCCUPANTS, 508 SNOWFLAKE LANE SHICKSHINNY, PA 18655										
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 9800, SR13, and SR21 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.							
4		4	JR									

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

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Columbia County

NO. 2003CV953MF

v.

David J. Timms
Lisa Timms
508 Snowflake Lane
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Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

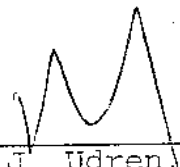
TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

UDREN LAW OFFICES, P.C.

Date: November 28, 2005

BY:


Mark J. Udren, ESQUIRE
Attorney for Plaintiff

FILED

Wells Fargo Bank Minnesota, National Association as trustee, et. al.,
Plaintiff(s)

vs.

David J. Timms, et. al., Defendant(s)



Service of Process by

PS International, Ltd.

1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 074421-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

UDREN LAW OFFICES, P.C.

Ms. Kathryn Black

111 Woodcrest Rd, Suite 200

Cherry Hill, NJ 08003-3620

--David J. Timms

Court Case No. 2003CV95MF

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says
that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 12TH day of NOVEMBER, 20 05, at 9:15 o'clock A.M.

Place of Service: at 508 Snowflake Lane, in Shickshinny, PA 18655

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
David J. Timms

Person Served, and
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
David J. Timms
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color WHITE; Hair Color BROWN; Facial Hair YES
Approx. Age 35; Approx. Height 5'-9"; Approx. Weight 160

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server:

Undersigned declares under penalty of perjury
that the foregoing is true and correct.

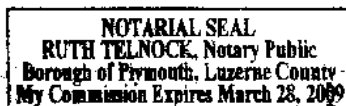
George Telnock
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

12 day of NOV., 20 05

Ruth Telnock 3-28-2009
Notary Public (Commission Expires)



Wells Fargo Bank Minnesota, National Association, as trustee, et. al.,
Plaintiff(s)

vs.

David J. Timms, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza

7800 Glenroy Rd.

Minneapolis, MN 55439-3122

APS File #: 074421-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Lisa Timms

Court Case No. 2003CV95MF

UDREN LAW OFFICES, P.C.

Ms. Kathryn Black

111 Woodcrest Rd. Suite 200

Cherry Hill, NJ 08003-3620

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 12TH day of NOVEMBER, 20 05, at 9:15 o'clock A.M.,

Place of Service: at 508 Snowflake Lane, in Shickshinny, PA 18655

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

Lisa Timms

Person Served, and
Method of Service:

☐ By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of DAVID J. TIMMS, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Lisa Timms

at the place of service, and whose relationship to the person is: HUSBAND

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color WHITE; Hair Color BROWN; Facial Hair YES

Approx. Age 35; Approx. Height 5'-9"; Approx. Weight 160

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

George Telnock
Signature of Server

Subscribed and sworn to before me this

12 day of November, 20 05
Ruth Telnock 3-28-2009
Notary Public (Commission Expires)

APS International, Ltd.

NOTARIAL SEAL
RUTH TELNOCK, Notary Public
Borough of Plymouth, Luzerne County
My Commission Expires March 28, 2009

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

90

Wells Fargo Bank Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2003CV953MF

v.
David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

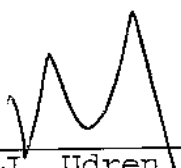
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

UDREN LAW OFFICES, P.C.

Date: November 28, 2005

BY: 
Mark J. Udren, ESQUIRE
Attorney for Plaintiff

Wells Fargo Bank Minnesota, National Association, as trustee, et. al.,
Plaintiff(s)

vs.

David J. Timms, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza

7800 Glenroy Rd.

Minneapolis, MN 55439-3122

APS File #: 074421-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--David J. Timms

Court Case No. 2003CV95MF

UDREN LAW OFFICES, P.C.

Ms. Kathryn Black

111 Woodcrest Rd, Suite 200

Cherry Hill, NJ 08003-3620

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 12th day of NOVEMBER, 20 05, at 9:15 o'clock A.M.

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Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

David J. Timms

Person Served, and
Method of Service:

☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with David J. Timms

at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:

Sex M; Skin Color WHITE; Hair Color BROWN; Facial Hair YES
Approx. Age 35; Approx. Height 5'-9"; Approx. Weight 160

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

George Telnock
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

12 day of Nov., 20 05

Ruth Telnock 3-28-2009
Notary Public (Commission Expires)

NOTARIAL SEAL
RUTH TELNOCK, Notary Public
Borough of Plymouth, Luzerne County
My Commission Expires March 28, 2009

Wells Fargo Bank Minnesota, National Association, as trustee, et. al.,
Plaintiff(s)

vs.

David J. Timms, et. al., Defendant(s)



Service of Process by

APS International, Ltd.

1-800-328-7171

APS International Plaza

7800 Glenroy Rd.

Minneapolis, MN 55439-3122

APS File #: 074421-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Lisa Timms

Court Case No. 2003CV95MF

UDREN LAW OFFICES, P.C.

Ms. Kathryn Black

111 Woodcrest Rd, Suite 200

Cherry Hill, NJ 08003-3620

State of: PENNA. ss.

County of: COLUMBIA

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says that at the time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service: that on the 12TH day of NOVEMBER, 20 05, at 9:15 o'clock A.M.,

Place of Service: at 508 Snowflake Lane, in Shickshinny, PA 18655

Documents Served: the undersigned served the documents described as:

Notice of Sheriff's Sale of Real Property

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:

Lisa Timms

Person Served, and
Method of Service:

☐ By personally delivering them into the hands of the person to be served.

☒ By delivering them into the hands of DAVID J. TIMMS, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Lisa Timms

at the place of service, and whose relationship to the person is: HUSBAND

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex M; Skin Color WHITE; Hair Color BROWN; Facial Hair YES
Approx. Age 35; Approx. Height 5'-9"; Approx. Weight 160

☒ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

George Telnock
Signature of Server

Subscribed and sworn to before me this

12 day of Nov., 20 05
Ruth Telnock 3-28-2009
Notary Public (Commission Expires)

APS International, Ltd.

NOTARIAL SEAL
RUTH TELNOCK, Notary Public
Borough of Plymouth, Luzerne County
My Commission Expires March 28, 2009

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

October 11, 2005

Sent via telefax #1-570-389-5625
and Regular Mail

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sheriff Chamberlain

Re: Wells Fargo Bank Minnesota, National Association, as Trustee
for registered Holders of Option One Mortgage Loan Trust 2002-
A, Asset-Backed Certificates, Series 2002-A
vs.
David J. Timms
Lisa Timms
Columbia County C.C.P. No. 2003CV953MF
Premises: 508 Snowflake Lane, Shickshinny, PA 18655
SS Date: October 12, 2005

Dear Sheriff Chamberlain:

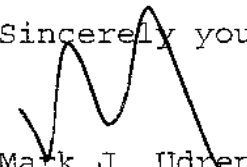
Please **POSTPONE** the Sheriff's Sale scheduled for **October 12, 2005**
to **December 14, 2005**.

Sale is postponed for the following reason:

To allow time to complete service of the Notice of Sale.

Thank you for your attention to this matter.

Sincerely yours,


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

/kab

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
215-568-1500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEQ**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY MYERS***
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*ADMITTED N.J., PA, FL
**ADMITTED PA
***ADMITTED N.J., PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

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Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
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vs.
David J. Timms
Lisa Timms
Columbia County C.C.P. No. 2003CV953MF
Premises: 508 Snowflake Lane, Shickshinny, PA 16655
SS Date: October 12, 2005

Dear Sheriff Chamberlain:

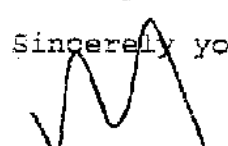
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Thank you for your attention to this matter.

Sincerely yours,


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

/kab

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.

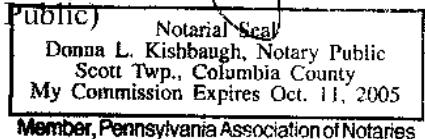
Paul R. Eyerly IV

Sworn and subscribed to before me this 7th day of October, 2005.

Donna L. Kishbaugh

(Notary Public)

My commission expires



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.

.....

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

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED
HOLDERS OF OPTION ONE LOAN MORTGAGE
TRUST 2002-A

90ED2005

VS.

DAVID J. TIMMS
LISA TIMMS

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 9/9/2005 FOR THE FOLLOWING REASONS:
UNABLE TO SERVE

SWORN AND SUBSCRIBED BEFORE ME
THIS Friday, September 09, 2005

NOTARY PUBLIC

SO ANSWERS :

TIMOTHY T. CHAMBERLAIN
SHERIFF

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

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 MINNESOTA

VS.

DAVID & LISA TIMMS

WRIT OF EXECUTION #90 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAVID & LISA TIMMS AT 508 SNOWFLAKE LANE SHICKSHINNY
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 9TH DAY OF SEPTEMBER 2005


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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2005

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 90ED2005

PLAINTIFF

WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE LOAN MORTGAGE TRUST 2002-A

DEFENDANT

DAVID J. TIMMS
LISA TIMMS

ATTORNEY FIRM

MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
LISA TIMMS
508 SNOWFLAKE LANE
SHICKSHINNY

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

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

07.19.05	1350	DANCER	c/c
07.29.05	1420	DANCER	c/c
08.12.05	1930	DANCER	

DEPUTY

DATE 08.12.05

EXPIRED - UNABLE to SERVE

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 Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

NO. 2003CV953MF

2005-ED-90

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:

508 Snowflake Lane
Shickshinny, PA 18655
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$91,376.57

Interest From 7/13/05
to Date of Sale _____
Per diem @\$19.41

(Costs to be added) \$ _____

Prothonotary
By Tami B. Kline *EB*
Clerk

Date 7-13-2005

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005 ED 90

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David J. Timms
508 Snowflake Lane
Shickshinny, PA 18655

Your house (real estate) at 508 Snowflake Lane, Shickshinny, PA 18655 is scheduled to be sold at the Sheriff's Sale on Oct. 12, 2005 at 9:30 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$91,376.57, 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2005

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 90ED2005

PLAINTIFF WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE LOAN MORTGAGE TRUST 2002-A

DEFENDANT DAVID J. TIMMS

LISA TIMMS

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVID TIMMS	WRIT OF EXECUTION - MORTGAGE
508 SNOWFLAKE LANE	FORECLOSURE
SHICKSHINNY	

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

DEPUTY _____ 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 Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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matter, you are directed to levy upon and sell the following
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508 Snowflake Lane
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SEE LEGAL DESCRIPTION ATTACHED

Amount due \$91,376.57

Interest From 7/13/05
to Date of Sale _____
Per diem @\$19.41

(Costs to be added) \$ _____

Prothonotary

By

Tamara B. Kline
Clerk

Date

7-13-2005

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David J. Timms
508 Snowflake Lane
Shickshinny, PA 18655

Your house (real estate) at 508 Snowflake Lane, Shickshinny, PA 18655 is scheduled to be sold at the Sheriff's Sale on Oct. 12, 2005 at 9:30 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$91,376.57, 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

**JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR**

FACSIMILE COVER SHEET

TO: Jim

FAX: 389-5625

DATE: 7-20-05

PAGES (inc. cover): 1

TAX NOTICE 2005 SCHOOL REAL ESTATE
BRIAR CREEK TOWNSHIP
MAKE CHECKS PAYABLE TO:
JOAN M. ROTHERY
122 TWIN CHURCH ROAD
BERWICK, PA 18603

HOURS TUES. WED. THURS 8PM TO 2PM
WED 12M TO 4PM
PHONE 570-759-2118

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2005	BILL# 001603
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	TAX PENALTY
REAL ESTATE	23034	44.750	923.33	942.17	1036.39
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE			PAY THIS AMOUNT	923.33	942.17
			Sept 30	Nov 30	Dec 1-15
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER

NO REFUNDS UNDER \$5.00

M
A TIMMS DAVID J & LISA
I 308 SNOWFLAKE LANE
L SHICKSEMINY PA 18655

T
G

PROPERTY DESCRIPTION		ACCT.	24012
PARCEL 07 05807700000			
508 SNOWFLAKE LN	3750.00	SCHOOL PENALTY 104	
20020-0417	17304.00	TAX RETURNED TO	
0.69 ACRES		COURTHOUSE DEC 15	

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 90ED2005

PLAINTIFF WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE LOAN MORTGAGE TRUST 2002-A

DEFENDANT DAVID J. TIMMS
LISA TIMMS

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 TWIN CHURCH RD	FORECLOSURE
BERWICK	

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7.19.05 TIME 1335 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

Ran Doh

DATE 07.19.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/13/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 90ED2005

PLAINTIFF

WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE LOAN MORTGAGE TRUST 2002-A

DEFENDANT

DAVID J. TIMMS
LISA TIMMS

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 Leglie LEVAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-15-5 TIME 8:30 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 7-15-5

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 14-JUL-05

FEE: \$5.00

CERT. NO: 1004

TIMMS DAVID J & LISA
508 SNOWFLAKE LANE
SHICKSHINNY PA 18655

DISTRICT: BRIARCREEK TWP
DEED 20020-0417
LOCATION: 508 SNOWFLAKE LN
PARCEL: 07 -05B-077-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2002	PRIM	52.57	0.00		0.00	52.57
2003	PRIM	1,283.19	21.67		90.00	1,394.86
2004	PRIM	1,313.90	26.67		0.00	1,340.57
TOTAL DUE :						\$2,788.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2004

REQUESTED BY:

Timothy T. Chamberlain
dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/13/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 90ED2005

PLAINTIFF WELLS FARGO BANK MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR REGISTERED HOLDERS
OF OPTION ONE LOAN MORTGAGE TRUST 2002-A

DEFENDANT DAVID J. TIMMS
LISA TIMMS

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 Deb M. 7/13/05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-14-5 TIME 1535 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

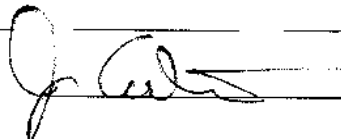
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 7-14-5

REAL ESTATE OUTLINE

ED # 90-05

DATE RECEIVED 7-13-05
DOCKET AND INDEX 7-14-05
SET FILE FOLDER UP 7-21-05

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# 38666

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

SALE DATE Oct. 12, 05 TIME 1:30
POSTING DATE Sept. 8
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 21
2ND WEEK 28
3RD WEEK Oct. 5, 05

SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 90 OF 2005 ED AND CIVIL WRIT NO. 953 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Snow Flake Lane, and in line of Lot No. 10; THENCE along the northerly side of Snow Flake Lane South 75 degrees West, 150 feet to a point in line of Lot No. 506; THENCE along line of Lot No. 6 North 15 degrees 30 minutes West, 200 feet to a point in line of Lots Nos. 611 and 613; THENCE along the southerly line of Lots Nos. 613 and 615 North 75 degrees East, 150 feet to a point in line of Lot No. 510 aforesaid; THENCE along line of Lot No. 510 South 15 degrees 30 seconds East, 200 feet to a point in the northerly line of Snow Flake Lane, the place of BEGINNING.

BEING KNOWN AS: 508 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

PROPERTY ID NO.: 07-05B-077

TITLE TO SAID PREMISES IS VESTED IN DAVID J. TIMMS AND LISA TIMMS, HIS WIFE BY DEED FROM PAUL R. BUCHLA, SINGLE AND HELEN A. DERRICKS, SINGLE DATED 01/03/02 RECORDED 01/10/02 INSTR NO.: 200200417.

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

SHERIFF'S SALE

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Plaintiff's Attorney
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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 Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

NO. 2003CV953MF

2003-ED-90
COPY

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:

508 Snowflake Lane
Shickshinny, PA 18655
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$91,376.57

Interest From 7/13/05
to Date of Sale _____
Per diem @\$19.41

(Costs to be added) \$ _____

Prothonotary
By Toni B. Kline / KAP
Clerk

Date 7-13-2005

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO.04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

David J. Timms

Lisa Timms

508 Snowflake Lane

Shickshinny, PA 18655

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

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

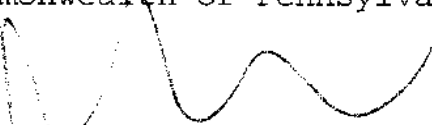
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

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
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90

C E R T I F I C A T E

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

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

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90
COPY

C E R T I F I C A T E

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank Minnesota,
National Association, as
Trustee for registered Holders
of Option One Mortgage Loan
Trust 2002-A, Asset-Backed
Certificates, Series 2002-A
P.O. Box 57038
Irvine, CA 92619-7038
Plaintiff

v.

David J. Timms
Lisa Timms
508 Snowflake Lane
Shickshinny, PA 18655
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2005-ED-90

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank Minnesota, National Association, as Trustee for registered Holders of Option One Mortgage Loan Trust 2002-A, Asset-Backed Certificates, Series 2002-A, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 508 Snowflake Lane
Shickshinny, PA 18655

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

David J. Timms 508 Snowflake Lane
Shickshinny, PA 18655

Lisa Timms 508 Snowflake Lane
Shickshinny, PA 18655

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, 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

508 Snowflake Lane
Shickshinny, PA 18655

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 12, 2005

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQ.
Attorney for Plaintiff

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

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Shickshinny, PA 18655

Lisa Timms 508 Snowflake Lane
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Plaintiff herein.

See Caption above.

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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

508 Snowflake Lane
Shickshinny, PA 18655

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 12, 2005

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Mark J. Udren, ESQ.
Attorney for Plaintiff

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ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2003CV953MF

2003-ED-90

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David J. Timms
508 Snowflake Lane
Shickshinny, PA 18655

Your house (real estate) at 508 Snowflake Lane, Shickshinny, PA 18655 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 \$91,376.57, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Snow Flake Lane, and in line of Lot No. 10;

THENCE along the northerly side of Snow Flake Lane South 75 degrees West, 150 feet to a point in line of Lot No. 506;

THENCE along line of Lot No. 6 North 15 degrees 30 minutes West, 200 feet to a point in line of Lots Nos. 611 and 613;

THENCE along the southerly line of Lots Nos. 613 and 615 North 75 degrees East, 150 feet to a point in line of Lot No. 510 aforesaid;

THENCE along line of Lot No. 510 South 15 degrees 30 seconds East, 200 feet to a point in the northerly line of Snow Flake Lane, the place of BEGINNING.

BEING KNOWN AS: 508 SNOWFLAKE LANE, SHICKSHINNY, PA 18655

PROPERTY ID NO.: 07-05B-077

TITLE TO SAID PREMISES IS VESTED IN DAVID J. TIMMS AND LISA TIMMS, HIS WIFE BY DEED FROM PAUL R. BUCHLA, SINGLE AND HELEN A. DERRICKS, SINGLE DATED 01/03/02 RECORDED 01/10/02 INSTR NO.: 200200417.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and Commonwealth 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 PA

***ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 12, 2005

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

Re: Wells Fargo Bank Minnesota, National Association, as Trustee
for registered Holders of Option One Mortgage Loan Trust 2002-
A, Asset-Backed Certificates, Series 2002-A
vs.

David J. Timms

Lisa Timms

Columbia County C.C.P. No. 2003CV953MF

Dear Sir:

Please serve the Defendant(s), David J. Timms and Lisa Timms at 508
Snowflake Lane, Shickshinny, PA 18655.

Please then, POST the property with the Handbill at 508 Snowflake
Lane, Shickshinny, PA 18655.

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

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MARK J. UDREN*

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Mark J. Udren, Esquire
Attorney for Plaintiff

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

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

Commerce Bank 38666
America's Most Convenient Bank®
1-800-YES-2000
3-180/360
NUMBER 38666

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

PAY TO THE ORDER OF
Sheriff of Columbia County

DATE 07/05/2005
AMOUNT \$1,500.00

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 03080231 Timms

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

038666 0360018081 36 589745 3