

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Hortons

NO. 128-06 ED NO. 1089-06 JD

DATE/TIME OF SALE: Feb. 7 09:30

BID PRICE (INCLUDES COST) \$ 3,300.00

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4,250.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Larry S. Mull Agent for Phelan, Hallinan & Schrey
12/1

TOTAL DUE: \$ 4,250.00

LESS DEPOSIT: \$ 1,350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1,051.78

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Heather Shuman
 NO. 168-06 ED NO. 1089-06 JD DATE/TIME OF SALE Feb. 7 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>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>377.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>683.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>908.28</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 1451.78

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

February 8, 2007

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: SHUMAN, M. Heather
606 Hetelrville Road
Nescopeck, PA 18635
No. 2006-Cv-1089

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Bank, N.A. as Trustee for ACE Securities Corp. Home Equity Loan Trust Sereis 2004-OP! Asset Backed Pass-Through Certificates , 6501 Irvine Center Drive , Irvine, CA , 92618.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: Option One Mortgage Account No. 0012692448

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
Zip Code Zip Code
Page Number

Date Recorded

Complete each section and file it duplicate with Recorders 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	Telephone Number:
Daniel G. Schmieg, Esquire Suite 1400	Area Code (215) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST SEREIS 2004-OP! ASSET BACKED PASS-THROUGH CERTIFICATES
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	6501 Irvine Center Drive
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Irvine CA 92618

C PROPERTY LOCATION

Street Address	City, Township, Borough
606 Hetelrville Road , Nescopeck, PA 18635	Mifflin Township
County	School District
Columbia	Mifflin Township
	Tax Parcel Number
	23-08-011-00,-000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$35,000.00	+ -0-	= \$35,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$19,710.00	x 3.47	= \$68,393.70

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Instrument Number 200612234.
- ☐ 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.)
- ☐ 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. _____)

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
Daniel G. Schmieg, ESQUIRE

Date:

2/8/07

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

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Hortner Shuman
 NO. 168-06 ED NO. 1089-06 JD DATE/TIME OF SALE Feb. 7 0950

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LEVY (PER PARCEL	\$15.00
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SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>371.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>686.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>911.28</u>	

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

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

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>0.00</u>			

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

TOTAL COSTS (OPENING BID) \$ 1456.18

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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.

.....
Sworn and subscribed to before me this 31st day of January 2007.....

.....
(Notary Public)
Commonwealth of Pennsylvania
My commission expires Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

Feb

JANUARY 31, 2007

10:30 AM LAWRENCE REGAN & JEANETTE LAKE--2732 HEIGHTS RD BERWICK--07-03-021

NONE

FEBRUARY 7, 2007

- 9:00 AM DALE & RICKY MILHEIM--216 JACKSON ST. BERWICK--04B-04-091 Feb. Amount 2005 Taxes 995.96
- 9:00 AM PETRONILA & JOSE POSADA--1525 3RD AVE. BERWICK--04D-06-097 2005 Taxes 1,145.54
2006 Taxes 1,088.53
- 9:00 AM GUY SLUSSER--22 GOLF COURSE ROAD BERWICK--11-07-023-01 NONE
- 9:00 AM NICOLE RUHMEL--1530 RUHMELS LANE BERWICK--04D-04-007 NONE
- 9:30 AM EARL YODER & ALFONSO KOROS--1548 SPRING GARDEN AVE. BERWICK--04D-05-055 2005 1,439.47
2006 1,375.22
- 9:30 AM LINDA & RICHARD KARNS--RURAL ROUTE 1, ROUTE 487, STILLWATER--33-01-006 2006 6,052.38
- 9:30 AM TIMOTHY CORNELISON--825 MERCER ST. BERWICK--04D-06-134-01 NONE
- 9:30 AM HEATHER SHUMAN--606 HETLERVILLE RD NESCOPECK--23-08-11 NONE
- 10:00 AM JOSEPH & DIANE HALYE--41 BUCKHORN RD BLOOMSBURG--18-02A-020 NONE
- 10:00 AM RICHARD HUMMEL--312 THIRD ST. WILBURTON--14-9A-058 NONE
- 10:00 AM LINDA & ALBERT KESSLER--2820 WHITE BIRCH LN BLOOMSBURG--31-04A-094 NONE
- 10:00 AM ALAN MERCURIO--123 N SECOND ST. CATAWISSA--08-02-194 2006 Taxes \$490.12
- 10:30 AM BRYAN & LAVINA WILDONER--260 MARKET ST. BENTON--02-4-039 2006 Taxes \$795.03
- 10:30 AM KATHLEEN & TIMOTHY THORYK--1429 SPRING GARDEN AVE. BERWICK--04D-08-074 NONE
- 10:30 AM NAOMI & ERICA KAISER--1629 FRANKLIN ST. BERWICK--04A-11-029 NONE
2005 22,402.83
2006 20,368.68
- 1:00 PM LUCAS-BEIERSCHMITT--55 WILLIAMSBURG RD BLOOMSBURG--18-02-04, 18-07-06-01, 18-02-04-18
SALE TO BE HELD AT 55 WILLIAMSBURG ROAD BLOOMSBURG
2005 757.47
2006 677.79

18,02-004-18,000
2005 1,277.88
2006 1,162.03

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES 2004-OP1
ASSET BACKED PASS-THROUGH
CERTIFICATES

Docket # 168ED2006

VS

MORTGAGE FORECLOSURE

HEATHER SHUMAN AKA HEATHER M.
UNGER AKA HEATHER M. SELLERS AKA
HEATHER MARIE SHUMAN

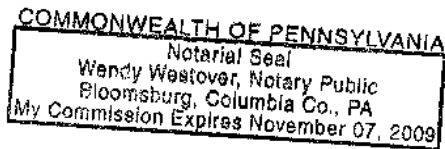
AFFIDAVIT OF SERVICE

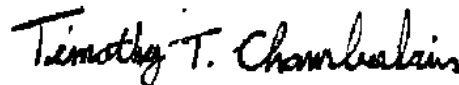
NOW, THIS THURSDAY, NOVEMBER 02, 2006, AT 10:30 AM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON HEATHER SHUMAN AT 329 PEARL STREET,
BERWICK BY HANDING TO AUTUMN SHUMAN, Sister, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, NOVEMBER 02, 2006


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/1/2006

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 168ED2006

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

HEATHER SHUMAN AKA HEATHER M. UNGER AKA
HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
HEATHER SHUMAN
329 PEARL STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HEATHER SHUMAN

RELATIONSHIP SISTER IDENTIFICATION _____

DATE 11-02-06 TIME 1030 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

Tim DeLo

DATE 11.02.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/1/2006

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 168ED2006

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

HEATHER SHUMAN AKA HEATHER M. UNGER AKA
HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
606 HETLERVILLE ROAD
NESCOPECK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

POSTED - VACANT

RELATIONSHIP

IDENTIFICATION

DATE 11-02-06

TIME

0920

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

Phelan D. Schmieg

DATE

11-02-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/1/2006

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 168ED2006

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

HEATHER SHUMAN AKA HEATHER M. UNGER AKA
HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH ST.
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

FOSTER

RELATIONSHIP

IDENTIFICATION

DATE *11-02-06*

TIME

0755

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

Don D. A.

DATE

11-02-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/1/2006

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 168ED2006

PLAINTIFF

HEATHER IS A PLAINTIFF
AS PER P.R.O.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OPI ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

HEATHER SHUMAN AKA HEATHER M. UNGER AKA
HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LESLIE H. LEVAN

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 2 Nov 06 TIME 0850 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

E. A. Carroll

DATE 2 Nov 06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-NOV-06

FEE:\$5.00

CERT. NO:2632

SHUMAN HEATHER MARIE
606 HETLERVILLE ROAD
NESCOPECK PA 18635

DISTRICT: MIFFLIN TWP
DEED
LOCATION: 606 HETLERVILLE RD
PARCEL: 23 -08 -011-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/1/2006

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 168ED2006

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

HEATHER SHUMAN AKA HEATHER M. UNGER AKA
HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB. MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2 NOV 06 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

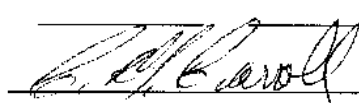
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2 NOV 06

REAL ESTATE OUTLINE

ED # 180-01

DATE RECEIVED 11-1-0
DOCKET AND INDEX 1-2-0

CHECK FOR PROPER INFO.

WRIT OF EXECUTION _____
COPY OF DESCRIPTION 1
WHEREABOUTS OF LKA 1
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF SALE 1
WATCHMAN RELEASE FORM 1
AFFIDAVIT OF LIENS LIST _____
CHECK FOR \$1,350.00 OR _____ CK# 5-1-0
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE 11-1-0 TIME 10:30
POSTING DATE 11-1-0
ADV. DATES FOR NEWSPAPER
1ST WEEK 11-1-0
2ND WEEK 11-1-0
3RD WEEK 11-1-0

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 168 OF 2006 ED AND CIVIL WRIT NO. 1089 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stone corner in the public road leading from Mifflinville to Conyngham, THENCE along the said road North 81-1/2 degrees West 8 perches to a stone corner in said road; THENCE by land of Mary E. Hetler, South 12-3/4 degrees East 10.6 perches to a stone corner; THENCE by land of Manuel Kirkcanda11 South 80-1/2 degrees East 8 perches to a stone; THENCE by lands of Lydia Harpster, North 12-3/4 degrees West 10.6 perches to the place of BEGINNING. CONTAINING 80 perches strict measure, on which is erected a large dwelling house barn and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN Heather Marie Shuman, by Deed from Dawn M. Lupini, Attorney in Fact for Fern T. Hoffman, a/k/a Fern Thelma Hoffman, widow, dated 07/10/2000, recorded 09/11/2000, in Deed Mortgage Inst# 200008598.

Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635

Tax Parcel #23-08-011-00,-00

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 168 OF 2006 ED AND CIVIL WRIT NO. 1089 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a stone corner in the public road leading from Mifflinville to Conyngham, THENCE along the said road North 81-1/2 degrees West 8 perches to a stone corner in said road; THENCE by land of Mary E. Hetler, South 12-3/4 degrees East 10.6 perches to a stone corner; THENCE by land of Manuel Kirkendall South 80-1/2 degrees East 8 perches to a stone; THENCE by lands of Lydia Harpster, North 12-3/4 degrees West 10.6 perches to the place of BEGINNING. CONTAINING 80 perches strict measure, on which is erected a large dwelling house barn and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN Heather Marie Shuman, by Deed from Dawn M. Lupini, Attorney in Fact for Fern T. Hoffman, a/k/a Fern Thelma Hoffman, widow, dated 07/10/2000, recorded 09/11/2000, in Deed Mortgage Inst# 200008598.

Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635

Tax Parcel #23-08-011-00,-00

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

1,051.78

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
572487

3-180/360

AND 02/08/2007

DATE	AMOUNT
02/08/2007	*****1,051.78

Pay ONE THOUSAND FIFTY ONE AND 78/100 DOLLARS

Valid after 180 days

To the
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

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

⑈ 572487⑈ ⑈03001808⑈136 150856 6⑈

**WRIT OF EXECUTION ~ (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES

vs.

HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
(See Legal Description attached)

Amount Due	<u>\$73,294.57</u>
Additional Fees and Costs	<u>\$ 1,997.50</u>
Interest from 9/30/06 to Sale	\$ and costs.
at \$12.05per diem	

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-1089 MF Term 2005

2006-ED-168

WRIT OF EXECUTION
(Mortgage Foreclosure)

Dated 11/1/2006
(SEAL)

Fanni B. Kline
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in the public road leading from Mifflinville to Conyngham, THENCE along the said road North 81-1/2 degrees West 8 perches to a stone corner in said road; THENCE by land of Mary E. Hetler, South 12-3/4 degrees East 10.6 perches to a stone corner; THENCE by land of Manuel Kirkendall South 80-1/2 degrees East 8 perches to a stone; THENCE by lands of Lydia Harpster, North 12-3/4 degrees West 10.6 perches to the place of BEGINNING.

CONTAINING 80 perches strict measure, on which is erected a large dwelling house barn and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN Heather Marie Shuman, by Deed from Dawn M. Lupini, Attorney in Fact for Fern T. Hoffman, a/k/a Fern Thelma Hoffman, widow, dated 07/10/2000, recorded 09/11/2000, in Deed Mortgage Inst# 200008598.

Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
Tax Parcel #23-08-011-00,-000

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES
6501 IRVINE CENTER DRIVE
IRVINE, CA 92618**

Plaintiff,

v.

**HEATHER M. SHUMAN
A\K\A HEATHER M. UNGER
A\K\A HEATHER M. SELLERS
A\K\A HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603**


Defendant(s).

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

:
:
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2006-CV-1089 MF
:
: 2006-ED-168
:
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:
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:

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES
6501 IRVINE CENTER DRIVE
IRVINE, CA 92618**

Plaintiff,

v.

**HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-1089 MF

2006-ED-168

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES
6501 IRVINE CENTER DRIVE
IRVINE, CA 92618**

Plaintiff,

v.

**HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-1089 MF

2006-ED-168

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **606 HETLERVILLE ROAD, NESCOPECK, PA 18635.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN**

**329 PERAL STREET
BERWICK, PA 18603**

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

NAME

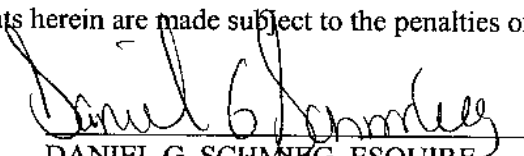
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| 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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 606 HETLERVILLE ROAD
NESCOPECK, PA 18635 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

October 27, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES2004-OPI ASSET BACKED PASS-
THROUGH CERTIFICATES
6501 IRVINE CENTER DRIVE
IRVINE, CA 92618**

Plaintiff,

v.

**HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-1089 MF

2006-ED-168

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES2004-OPI ASSET BACKED PASS-THROUGH CERTIFICATES,**
Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the
Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **606
HETLERVILLE ROAD, NESCOPECK, PA 18635.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

**HEATHER M. SHUMAN
AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS
AKA HEATHER MARIE SHUMAN**

**329 PERAL STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

606 HETLERVILLE ROAD
NESCOPECK, PA 18635

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

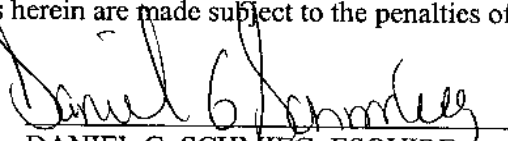
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

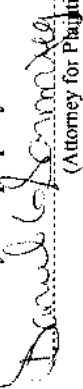
I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

October 27, 2006


Date


DANIEL G. SCHMEG, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

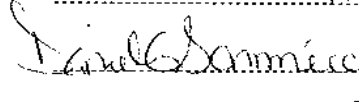
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES vs HEATHER M. SHUMAN A\K\A HEATHER M. UNGER A\K\A HEATHER M. SELLERS A\K\A HEATHER MARIE SHUMAN and

The defendant(s) will be found at 329 PERAL STREET, BERWICK, PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date _____

Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES

Court Number

2006-CV-1089 MF

Defendant

HEATHER M. SHUMAN A/K/A HEATHER M. UNGER A/K/A HEATHER M. SELLERS
A/K/A HEATHER MARIE SHUMAN &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

HEATHER M. SHUMAN A/K/A HEATHER M. UNGER A/K/A HEATHER M. SELLERS A/K/A HEATHER MARIE SHUMAN

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

329 PERAL STREET, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Expiration date			
Plaintiff WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES		Court Number 2006-CV-1089 MF	
Defendant HEATHER M. SHUMAN A/K/A HEATHER M. UNGER A/K/A HEATHER M. SELLERS A/K/A HEATHER MARIE SHUMAN		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT <div style="display: flex; align-items: center;"> <div style="font-size: 4em; margin-right: 10px;">{</div> <div> <p>NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.</p> <hr/> <p>ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)</p> <p>606 HETLERVILLE ROAD, NESCOPECK, PA 18635</p> </div> </div>			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number (215)563-7000	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Date	
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this _____ day of _____ 20____		SO ANSWERS Signature of Dep. Sheriff	
		Signature of Sheriff	
		Sheriff of _____	
		Date	
		Date	

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in the public road leading from Mifflinville to Conyngham, THENCE along the said road North 81-1/2 degrees West 8 perches to a stone corner in said road; THENCE by land of Mary E. Hetler, South 12-3/4 degrees East 10.6 perches to a stone corner; THENCE by land of Manuel Kirkendall South 80-1/2 degrees East 8 perches to a stone; THENCE by lands of Lydia Harpster, North 12-3/4 degrees West 10.6 perches to the place of BEGINNING.

CONTAINING 80 perches strict measure, on which is erected a large dwelling house barn and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN Heather Marie Shuman, by Deed from Dawn M. Lupini, Attorney in Fact for Fern T. Hoffman, a/k/a Fern Thelma Hoffman, widow, dated 07/10/2000, recorded 09/11/2000, in Deed Mortgage Inst# 200008598.

Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
Tax Parcel #23-08-011-00,-000

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:

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

Article Number
Transfer fee
Form 38

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input type="checkbox"/> Agent 168 X <i>[Signature]</i> <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) NOV 03 2008 C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise						
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.						

7005 0390 0001 2235 8762

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Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
Tax Parcel #23-08-011-00,-000

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Tax Parcel #23-08-011-00,-000

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES2004-0P1 ASSET
BACKED PASS-THROUGH CERTIFICATES

6501 IRVINE CENTER DRIVE
IRVINE, CA 92618

Plaintiff,

v.

HEATHER M. SHUMAN
AWKA HEATHER M. UNGER
AWKA HEATHER M. SELLERS
AWKA HEATHER MARIE SHUMAN

329 PERAL STREET
BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

HEATHER M. SHUMAN AWKA HEATHER M. UNGER
AWKA HEATHER M. SELLERS AWKA HEATHER MARIE SHUMAN

329 PERAL STREET
BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 606 HETTLERVILLE ROAD, NESCOPECK, PA 18635 is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$73,294.57 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-0P1 ASSET BACKED PASS-THROUGH CERTIFICATES, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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, WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-0P1 ASSET BACKED PASS-THROUGH CERTIFICATES, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
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 (215) 563-7000.
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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

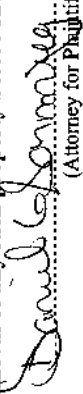
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Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
Tax Parcel #23-08-011-00,-000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

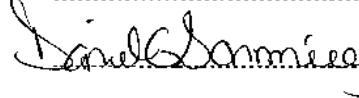
Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES vs HEATHER M. SHUMAN A/K/A HEATHER M. UNGER A/K/A HEATHER M. SELLERS A/K/A HEATHER MARIE SHUMAN and

The defendant(s) will be found at 329 PERAL STREET, BERWICK, PA 18603

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

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David G. Sammel (SEAL)
(Attorney for Plaintiff(s))

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David G. Sammel (SEAL)
(Attorney for Plaintiff(s))

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COLUMBIA County, Pa.

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Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Main Fax - (215) 563-5534

Pete Tremper
Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

October 27, 2006

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES

vs.

HEATHER M. SHUMAN A\K\A HEATHER M. UNGER A\K\A HEATHER M. SELLERS
A\K\A HEATHER MARIE SHUMAN
COLUMBIA- No. 2006-CV-1089 MF
Action in Mortgage Foreclosure
Premises: 606 HETLERVILLE ROAD
NESCOPECK, PA 18635


RECEIVED
2006 OCT 31 AM 11:07
PROTHONOTARY

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecept for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By: _____
Pete Tremper for
for PHELAN HALLINAN & SCHMIEG

PJT
Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
545376

Pay
ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
10/23/2006	*****1,350.00

Void after 180 days

To The
or
U
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Thomas S. Hallinan

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

⑈545376⑈ ⑈036001808⑈36 ⑈50866 6⑈

SECURITY FEATURES
VOID AFTER 180 DAYS

Security Features Includes:

Details on back.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, November 02, 2006

**SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH ST.
MIFFLINVILLE, PA 18631-**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PAS 3-
THROUGH CERTIFICATES
VS
HEATHER SHUMAN AKA HEATHER M. UNGER AKA HEATHER M
SELLERS AKA HEATHER MARIE SHUMAN**

DOCKET # 168ED2006

JD # 1089JD2006

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

Timothy T. Chamberlain
Sheriff of Columbia County

nothing owed for 2006

*Susan J. Nevel
Mifflin Township
Tax Collector*

PHELAN HALLINAN & SC MIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET
BACKED PASS-THROUGH CERTIFICATES
6501 IRVINE CENTER DRIVE
IRVINE, CA 92618

Plaintiff,

v.

HEATHER M. SHUMAN
A\K\A HEATHER M. UNGER
A\K\A HEATHER M. SELLERS
A\K\A HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-1089 MF

2006-ED-168

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HEATHER M. SHUMAN A\K\A HEATHER M. UNGER
A\K\A HEATHER M. SELLERS A\K\A HEATHER MARIE SHUMAN
329 PERAL STREET
BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at 606 HETLERVILLE ROAD, NESCOPECK, PA 18635 is scheduled to be sold at Sheriff's Sale on February 7, 2007, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$73,294.57 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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, WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
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 better chance you will have of stopping the Sale. (See the Notice below 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 (215) 563-7000.
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 (215) 563-7000.
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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situated in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner in the public road leading from Mifflinville to Conyngham, THENCE along the said road North 81-1/2 degrees West 8 perches to a stone corner in said road; THENCE by land of Mary E. Hetler, South 12-3/4 degrees East 10.6 perches to a stone corner; THENCE by land of Manuel Kirkendall South 80-1/2 degrees East 8 perches to a stone; THENCE by lands of Lydia Harpster, North 12-3/4 degrees West 10.6 perches to the place of BEGINNING.

CONTAINING 80 perches strict measure, on which is erected a large dwelling house barn and outbuildings.

TITLE TO SAID PREMISES IS VESTED IN Heather Marie Shuman, by Deed from Dawn M. Lupini, Attorney in Fact for Fern T. Hoffman, a/k/a Fern Thelma Hoffman, widow, dated 07/10/2000, recorded 09/11/2000, in Deed Mortgage Inst# 200008598.

Premises being: 606 HETLERVILLE ROAD, NESCOPECK, PA 18635
Tax Parcel #23-08-011-00,-000

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 23, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES
CORPORATION HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET
BACKED PASS-THROUGH CERTIFICATES v. HEATHER M. SHUMAN A/K/A
HEATHER M. UNGER A/K/A HEATHER M. SELLERS
COLUMBIA COUNTY, NO. 2006-CV-1089 MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

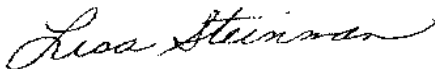
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/7/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES
CORPORATION HOME EQUITY LOAN TRUST, SERIES2004-OP1
ASSET BACKED PASS-THROUGH CERTIFICATES

) CIVIL ACTION

vs.

HEATHER M. SHUMAN A/K/A
HEATHER M. UNGER A/K/A
HEATHER M. SELLERS

) CIVIL DIVISION
) NO. 2006-CV-1089 MF

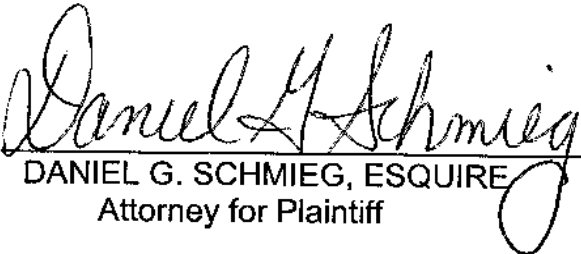
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A.,
AS TRUSTEE FOR ACE SECURITIES CORPORATION HOME EQUITY LOAN
TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES**
hereby verify that true and correct copies of the Notice of Sheriff's sale were served by
certificate of mailing to the recorded lienholders, and any known interested party see
Exhibit "A" attached hereto.

DATE: January 23, 2007


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

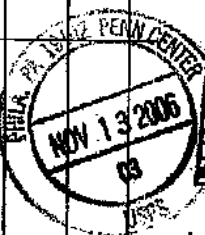
Name and Address of Sender

PHILAN HALLINAN & SCHMIDT LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

TEAM 3

Outpost

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	TENANT/OCCUPANT 606 HETTERVILLE ROAD IRVINE, CA 92618	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4			
5			
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13			
14			
15		RE: HEATHER M. SHUMAN AIKIA HEATHER M. UNGER AIKIA HEATHER M. SELLERS AIKIA HEATHER MARIE SHUMAN PHS #138032. TEAM 3/SKB	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



UNITED STATES POSTAGE
02 1M
0004218010
\$ 00.950
NOV 13 2006
MAILED FROM ZIP CODE 19103

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

VS.

HEATHER SHUMAN

WRIT OF EXECUTION #168 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HEATHER SHUMAN AT 606 HETLERVILLE RD NESCOPECK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.


DEPUTY SHERIFF

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF JANUARY 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fedphc.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

December 6, 2006

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES**

vs.

**HEATHER M. SHUMAN A\K\A HEATHER M. UNGER A\K\A HEATHER M.
SELLERS**

A\K\A HEATHER MARIE SHUMAN

COLUMBIA- No. 2006-CV-1089 MF

Action in Mortgage Foreclosure

Premises: 606 HETLERVILLE ROAD


NESCOPECK, PA 18635

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,


Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

LAS

**Plaintiff: WELLS FARGO BANK, N.A., AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES**

**COLUMBIA County
No 2006-CV-1089 MF**

**Defendant(s): HEATHER M. SHUMAN AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN**

**Our File#138032
Type of Action
- Notice of Sheriff's Sale**

**Serve: HEATHER M. SHUMAN AKA HEATHER M. UNGER
AKA HEATHER M. SELLERS AKA HEATHER MARIE SHUMAN
Address: 329 PERAL STREET
BERWICK, PA 18603**

**Sale Date: 2/7/07
@ 9:30 AM**

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Heather M. Shuman, Defendant, on the 21 day of November
2006, at 2:19 o'clock P.M., at 329 Pearl St., Commonwealth of

_____ in the manner described below:

- ☒ Defendant personally served.
- _____ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
- _____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- _____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- _____ Agent or person in charge of Defendant(s)'s office or usual place of business.
- _____ an officer of said Defendant(s)'s company.
- _____ Other: _____

Description: Age 45-55 Height 5'7" Weight 165 Race W Sex F Other _____

I, David Roberts, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 21st day
of November, 2006

Notary:

By:

David Roberts

NOT SERVED

State of New Jersey

On the PATRICIA E. HARRIS

Commission Expires June 16, 2008

_____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200____.

Notary:

By:

Attorney for Plaintiff

**Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

14

16