

SHERIFF'S SALE COST SHEET

NO. 135-06 ED NO. 1029-06 VS. Cunningham JD DATE/TIME OF SALE 5/17/06

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>46.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>345.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1088.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1313.08</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>-0-</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>100.00</u>
MISC. <u>Handage</u>	\$ <u>100.00</u>
TOTAL *****	\$ <u>200.00</u>

TOTAL COSTS (OPENING BID) \$ 1884.58

2000 Dep
\$ 116.42 Re Fund

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734

March 26, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX: 570-389-5825

BOOK WRIT

RE: WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN
TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1
vs.
CAROL A. CUNNINGHAM and WILLIAM H. CUNNINGHAM
Term No. 2006-CV-1029

Property address:

11 Grassmere Park
Benton, PA 17814

Sheriff's Sale Date: March 28, 2007

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 5,000.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/jlb

cc: Faith Hux
OPTION ONE MORTGAGE CORPORATION
Acct. #0010099885

SHERIFF'S SALE COST SHEET

1001/15 Fargo vs. Carol & William Cunningham
 NO. 188-06 ED NO. 1089-06 JD DATE/TIME OF SALE Nov 28, 07 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>430.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1088.08</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1313.08</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>137.21</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>5.00</u>
TOTAL ***** \$ <u>142.21</u>		

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 2058.29

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

Wells Fargo VS Carl & William Cunningham

NO. 188-06 ED NO. 1087-06 JD

DATE/TIME OF SALE: Nov 28, 11 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA

} SS

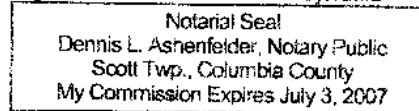
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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

March 7, 14, 21, 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 22nd day of MARCH, 2007.

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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.

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

March 1, 2007

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2006-CV-1029

CAROL A. CUNNINGHAM and WILLIAM H.
CUNNINGHAM

Real Estate Division:

The above case may be sold on March 28, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Scott Lion, Paralegal**
Phone: (215) 825-6345 (direct dial)
Fax: (215) 825-6445
Email: slion@goldbecklaw.com

Antoniette Black, Paralegal
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

OPT-0035
CF: 08/01/2006
SD: 03/28/2007
\$42,740.81

Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
**Mortgagor(s) and
Record Owner(s)**

11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2006-CV-1029

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

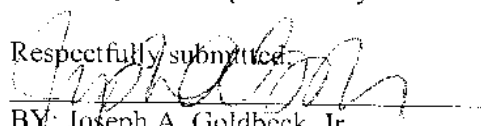
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Article Number

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix St:
(If issued
certificate
or for add
of this bill
Postmar
Date of)

Postage

Postage

Address (Name, Street, City, State, & ZIP Code)

Postmaster, Per (Name of receiving employee)

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

AMERICA'S WHOLESALE LENDER

PA DEPARTMENT OF PUBLIC WELFARE -

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

4500 Park Grana

Bureau of Child Support Enforcement

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

Calabasas, CA 91302-1613

Health and Welfare Bldg. - Room 432

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

AMERICA'S WHOLESALE LENDER

P.O. Box 2675

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

AMERICA'S WHOLESALE LENDER

Harrisburg, PA 17105-2675

PS Form 3877, February 2002 (Page 1 of 2)

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TENANTS/OCCUPANTS

DOMESTIC RELATIONS OF COLUMBIA

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

11 Grassmere Park

COUNTY

PS Form 3877, February 2002 (Page 1 of 2)

OPT-0035

Benton, PA 17814

PO Box 380

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TENANTS/OCCUPANTS

Bloomsburg, PA 17815

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TENANTS/OCCUPANTS

Bloomsburg, PA 17815

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OPT-0035

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
(717) 784-6100

WELLS FARGO BANK N.A., AS TRUSTEE
FOR OPTION ONE WOODBRIDGE LOAN
TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1
VS

Docket # 188ED2006

MORTGAGE FORECLOSURE

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

AFFIDAVIT OF SERVICE

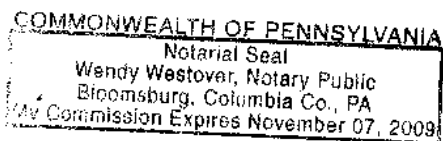
NOW, THIS WEDNESDAY, JANUARY 17, 2007, AT 5:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CAROL CUNNINGHAM AT 11 GRASSMERE PARK, BENTON BY HANDING TO WILLIAM CUNNINGHAM, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

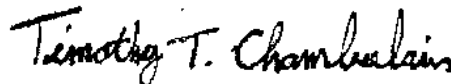
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 18, 2007



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

WELLS FARGO BANK N.A., AS TRUSTEE
FOR OPTION ONE WOODBRIDGE LOAN
TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1
VS

Docket # 188ED2006

MORTGAGE FORECLOSURE

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

AFFIDAVIT OF SERVICE

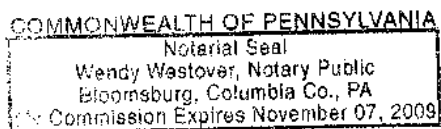
NOW, THIS WEDNESDAY, JANUARY 17, 2007, AT 5:40 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON WILLIAM CUNNINGHAM AT 11 GRASSMERE PARK, BENTON BY
HANDING TO WILLIAM CUNNINGHAM, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 18, 2007



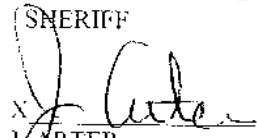
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 -- Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST
2003-1 ASSET-BACKED CERTIFICATES SERIES
2003-1

1270 Northland Drive, Ste. 200

Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM

WILLIAM H. CUNNINGHAM

Mortgagor(s) and Record Owner(s)

11 Grassmere Park

Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006-CV-1029

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

11 Grassmere Park

Benton, PA 17814

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

CAROL A. CUNNINGHAM

11 Grassmere Park

Benton, PA 17814

WILLIAM H. CUNNINGHAM

11 Grassmere Park

Benton, PA 17814

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

CAROL A. CUNNINGHAM

11 Grassmere Park

Benton, PA 17814

WILLIAM L. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

AMERICA'S WHOLESALE LENDER
4500 Park Granada
Calabasas, CA 91302-1613

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

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

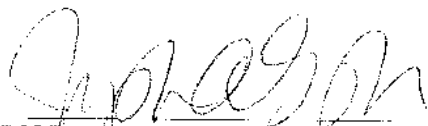
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
11 Grassmere Park
Benton, PA 17814

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: March 1, 2007


GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

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.

CAROL & WILLIAM CUNNINGHAM

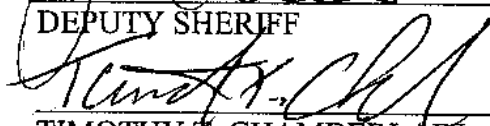
WRIT OF EXECUTION #188 OF 2006 ED

POSTING OF PROPERTY

February 21, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CAROL & WILLIAM CUNNINGHAM AT 11 GRASSMERE PARK BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF FEBRUARY 2007



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

Item 4 if Restricted Delivery is desired, so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

7005 1160 0000 3415 2074

Domestic Return Receipt

102595-02-M-1

X	
B. Received by (Printed Name) <u>David J. Harris</u>	
C. Date of Delivery <u>Jan 16 2007</u>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, enter delivery address below:	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchand. <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SENDER: COMPLETE THIS SECTION

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

4500 Park Granada
Calabasas, CA 91302

SENDER: COMPLETE THIS SECTION

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

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

2. Article Number
(Transfer from service label)

7005 1160 0000 3415 2067

SENDER: COMPLETE THIS SECTION

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

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

2. A

PS Form 3811, February 2004

X	
B. Received by (Printed Name) <u>David J. Harris</u>	
C. Date of Delivery <u>Jan 16 2007</u>	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If YES, enter delivery address below:	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchand. <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SENDER: COMPLETE THIS SECTION ON DELIVERY

A. Signature David J. Harris

B. Received by (Printed Name) David J. Harris

C. Date of Delivery Jan 16 2007

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 Merchand.
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

PS Form 3811, February 2004

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.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7005 1160 0000 3415 2050

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7005 1160 0000 3415 2043

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☒ Agent ☐ Address [Address]
- B. Received by (Printed Name) [Name] C. Date of Delivery JAN 16 2007
- 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.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☒ Agent ☐ Address [Address]
- B. Received by (Printed Name) [Name] C. Date of Delivery JAN 16 2007
- 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.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

WELLS FARGO BANK N.A., AS TRUSTEE
FOR OPTION ONE WOODBRIDGE LOAN
TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

VS

Docket # 188ED2006

MORTGAGE FORECLOSURE

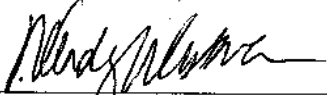
CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

AFFIDAVIT OF SERVICE

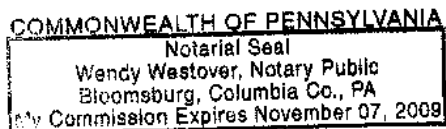
NOW, THIS WEDNESDAY, JANUARY 17, 2007, AT 5:40 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON WILLIAM CUNNINGHAM AT 11 GRASSMERE PARK, BENTON BY
HANDING TO WILLIAM CUNNINGHAM, , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

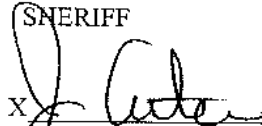
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 18, 2007



NOTARY PUBLIC




X

TIMOTHY T. CHAMBERLAIN
SHERIFF
X 

J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 704-6300

WELLS FARGO BANK N.A., AS TRUSTEE
FOR OPTION ONE WOODBRIDGE LOAN
TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

VS

Docket # 188ED2006

MORTGAGE FORECLOSURE

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

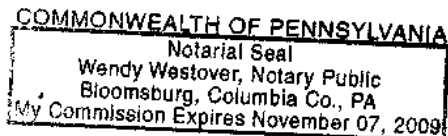
AFFIDAVIT OF SERVICE

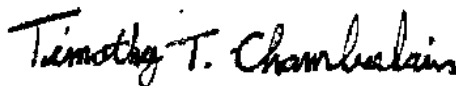
NOW, THIS WEDNESDAY, JANUARY 17, 2007, AT 5:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CAROL CUNNINGHAM AT 11 GRASSMERE PARK, BENTON BY HANDING TO WILLIAM CUNNINGHAM, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

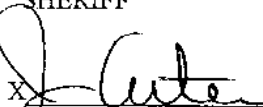
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 18, 2007


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/17/2007

Fee: \$5.00

Cert. NO: 2892

CUNNINGHAM WILLIAM H & CAROL A
11 GRASSMERE PARK RD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20021 -3377
Location: 11 GRASSMERE PARK RD
Parcel Id:32 -07 -048-00,000

Assessment: 11,925
Balances as of 01/17/2007

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

By: Timothy T Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 188ED2006

PLAINTIFF

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION
ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

DEFENDANT

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

CAROL CUNNINGHAM

11 GRASSMERE PARK

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON William

RELATIONSHIP Husband IDENTIFICATION _____

DATE 1-17-7 TIME 1746 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

1-16-7 1720 ARTER CARD

DEPUTY

J. Carter

DATE 1-17-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 188ED2006

PLAINTIFF WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION
ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

DEFENDANT CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
WILLIAM CUNNINGHAM
11 GRASSMERE PARK
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON William

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-17-7 TIME 1740 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
<u>1-16-7</u>	<u>1720</u>	<u>ARTER</u>	<u>CARD</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 1-17-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 188ED2006

PLAINTIFF

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION
ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

DEFENDANT

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

SHIRLEY LOCKARD-TAX COLLECTOR

541 CAMP LAVIGNE ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Shirley

RELATIONSHIP

Tax Collector

IDENTIFICATION

DATE *1-16-7*

TIME *1710*

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/29/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 188ED2006

PLAINTIFF WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION
ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

DEFENDANT CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON LESLIE LEVAN

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-16-07 TIME 1135 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. White
DATE 1-16-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/29/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 188ED2006

PLAINTIFF

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION
ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET BACKED
CERTIFICATES SERIES 2003-1

DEFENDANT

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

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 1-16-7 TIME 0825 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Miller
DATE 1-16-7

REAL ESTATE OUTLINE

ED # 123-05

DATE RECEIVED 12-21
DOCKET AND INDEX 12-21

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 1,350.00 CK# 20100

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

SALE DATE MAY 21 TIME 0930
POSTING DATE 100, 20
ADV. DATES FOR NEWSPAPER
1ST WEEK 100, 21
2ND WEEK 100, 22
3RD WEEK 100, 23

12-4 (12-4) 100, 21

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST
2003-1 ASSET-BACKED CERTIFICATES
SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

In the Court of Common Pleas of
Columbia County

No. 2006-CV-1029

2006-ED-188

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property:

PREMISES: 11 Grassmere Park Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE	<u>\$42,740.81</u>
Interest From 11/23/06 Through Date of Sale	<u> </u>
(Costs to be added)	<u> </u>

Dated: 11/29/06

Fanni B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Sinner

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 -- Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
1 ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
(Mortgagor(s) and Record Owner(s))
11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1029

2006-ED-188

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., 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:

11 Grassmere Park
Benton, PA 17814

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

CAROL A. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

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

CAROL A. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

AMERICA'S WHOLESALE LENDER
4500 Park Granada
Calabasas, CA 91302-1613

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

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

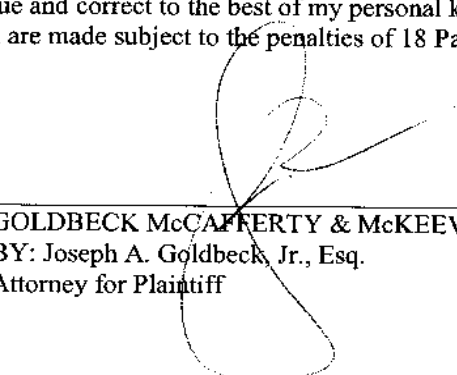
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
11 Grassmere Park
Benton, PA 17814

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: November 22, 2006



GOLDBECK McCARTHY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Suite 5000, Mellon Independence Center
701 S. Market Street
Philadelphia, PA 19106
Direct (215) 627-1322
Fax (215) 627-7734
www.godbacklaw.com

**Goldbeck,
McCafferty &
McKeever**

Fax

To: Sheriff Chamberlain From: Kelly
Attn: Pages: 2 (including cover)
Re: Cunningham Date: 1/11/07
Attached Fax: 570-389-5625

☐ L =

The
nar
priv
defin
any
con



Att. Goldbeck's
office
11 GRASSMERE PK
Benton
LA1 They will be looking
no into the problem
a (215) 825-6356
DWAU
411 N. K. S.!

☐ Please Reply ☐ Please Recycle

(the personal and confidential use of the recipient(s) communication and/or work product and as such is the intended recipient or an agent responsible for you have received this document in error and that use is strictly prohibited. If you have received this / the original communication.

rd legue. Please
date me

2. Kelly
215-825-6362
knorris@goldbecklaw.com

All those certain pieces, parcels and lots of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to-wit:

Lot No. 1:

Beginning at a concrete monument in place on the southerly side of a 20 foot access right-of-way; thence south 81 degrees 31 minutes 31 seconds east along southerly side of a set 20 foot right-of-way, 148 feet to a concrete monument in place; thence south 4 degrees 24 minutes 24 seconds west along other lands now or late of William and Ethel Gearhardt, a distance of 86.47 feet to a concrete monument in place along other lands of the Grantor herein; thence along other lands of the Grantor herein south 87 degrees 34 minutes 35 seconds west, a distance of 108.00 feet to a rail road rail in place; thence south 49 degrees 49 minutes 35 seconds west along other lands of Grantor herein, a distance of 56.71 feet to an iron pin; thence along lands now or late of Elias Coval, et al, north 4 degrees 24 minutes 24 seconds east, a distance of 149.62 feet to a concrete monument in place, the place of beginning. Containing .357 acres of land.

This description was prepared from a draft of survey by Drangeville Surveying Consultants, dated August 27, 1976 and being identified as Lot #1.

Lot No. 2:

Beginning at a p.k. nail in the middle of a bridge over Fishingcreek, in the center line of Legislative Route 714; thence south 71 degrees 46 minutes 19 seconds west, along the center line of said Fishingcreek, five hundred twenty and thirty-one hundredths feet (520.31') to a point in the center line of said Fishingcreek, and in line of lands now or formerly of Frederick Hess and Jane Hess, his wife; thence north 4 degrees 34 minutes 35 seconds east along the eastern line of said Hess lands, fifty-five and fifty-two hundredths feet (55.52') to an iron pin in line of land now or formerly of Elias Coval et al; thence along said Coval lands, north 49 degrees 49 minutes 35 seconds east one hundred eighteen and nineteen hundredths feet (118.19') to an iron pin in line of land now or formerly of John D.H. Aten and Clara M. Aten, his wife; thence by the same, north 49 degrees 49 minutes 35 seconds east fifty-six and seventy-one hundredths feet (56.71') to a rail road rail, thence by the same, north 87 degrees 34 minutes 35 seconds east one hundred eight feet (108') to a concrete monument in line of land now or formerly of William Gearhardt and Ethel Gearhardt, his wife; thence along said Gearhardt land and land now or formerly of Joseph Maroney, north 87 degrees 34 minutes 35 seconds east three hundred forty-nine and seventy-eight hundredths feet (349.78') to a p.k. nail on the bridge crossing Fishingcreek in the center line of L.R. 714; thence along the center line of said L.R. 714, south 18 degrees 13 minutes 41 seconds east, twenty-one and twenty-eight hundredths feet (21.28') to a p.k. nail, the place of beginning.

TAX PARCEL #: 32-07-048

PROPERTY ADDRESS: 11 GRASSMERE PARK, BENTON, PA 17814

All those certain pieces, parcels and lots of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to-wit:

Lot No. 1:

Beginning at a concrete monument in place on the southerly side of a 20 foot access right-of-way; thence south 81 degrees 31 minutes 31 seconds east along southerly side of a set 20 foot right-of-way, 148 feet to a concrete monument in place; thence south 4 degrees 24 minutes 24 seconds west along other lands now or late of William and Ethel Gerhardt, a distance of 86.47 feet to a concrete monument in place along other lands of the Grantor herein; thence along other lands of the Grantor herein south 87 degrees 34 minutes 35 seconds west, a distance of 108.00 feet to a rail road rail in place; thence south 49 degrees 49 minutes 35 seconds west along other lands of Grantor herein, a distance of 56.71 feet to an iron pin; thence along lands now or late of Elias Coval, et al, north 4 degrees 24 minutes 24 seconds east, a distance of 149.62 feet to a concrete monument in place, the place of beginning. Containing .357 acres of land.

This description was prepared from a draft of survey by Drangeville Surveying Consultants, dated August 27, 1976 and being identified as Lot #1.

Lot No. 2:

Beginning at a p.k. nail in the middle of a bridge over Fishingcreek, in the center line of Legislative Route 714; thence south 71 degrees 46 minutes 19 seconds west, along the center line of said Fishingcreek, five hundred twenty and thirty-one hundredths feet (520.31') to a point in the center line of said Fishingcreek, and in line of lands now or formerly of Frederick Hess and Jane Hess, his wife; thence north 4 degrees 34 minutes 35 seconds east along the eastern line of said Hess lands, fifty-five and fifty-two hundredths feet (55.52') to an iron pin in line of land now or formerly of Elias Coval et al; thence along said Coval lands, north 49 degrees 49 minutes 35 seconds east one hundred eighteen and nineteen hundredths feet (118.19') to an iron pin in line of land now or formerly of John D.H. Aten and Clara M. Aten, his wife; thence by the same, north 49 degrees 49 minutes 35 seconds east fifty-six and seventy-one hundredths feet (56.71') to a rail road rail, thence by the same, north 87 degrees 34 minutes 35 seconds east one hundred eight feet (108') to a concrete monument in line of land now or formerly of William Gearhardt and Ethel Gearhardt, his wife; thence along said Gearhardt land and land now or formerly of Joseph Maroney, north 87 degrees 34 minutes 35 seconds east three hundred forty-nine and seventy-eight hundredths feet (349.78') to a p.k. nail on the bridge crossing Fishingcreek in the center line of L.R. 714; thence along the center line of said L.R. 714, south 18 degrees 13 minutes 41 seconds east, twenty-one and twenty-eight hundredths feet (21.28') to a p.k. nail, the place of beginning.

Parcel #: 32-14A-012

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120
Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
Mortgagor(s) and Record Owner(s)

11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2006-CV-1029

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CUNNINGHAM, WILLIAM H.
WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

Your house at 11 Grassmere Park, Benton, PA 17814 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$42,740.81 obtained by WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1 against you.

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 WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.

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 the Sheriff of Columbia County at 570-389-5624.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's 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 the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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.**

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of OPT-0035.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1	COURT NUMBER 2006-CV-1029	
DEFENDANT/S/ CAROL A. CUNNINGHAM and WILLIAM H. CUNNINGHAM	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CAROL A. CUNNINGHAM and WILLIAM H. CUNNINGHAM

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
11 Grassmere Park, Benton, PA 17814

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

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE November 22, 2006
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST
2003-1 ASSET-BACKED CERTIFICATES
SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

In the Court of Common Pleas of
Columbia County

No. 2006-CV-1029

2006-ED-188

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property:

PREMISES: 11 Grassmere Park Benton, PA 17814

See Exhibit "A" attached

AMOUNT DUE

\$42,740.81

Interest From **11/23/06**
Through Date of Sale

(Costs to be added)

Dated:

11/29/06

Fanni B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Brennan

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
1 ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
(Mortgagor(s) and Record Owner(s))
11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1029

2006 ED 188

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr.,
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:

11 Grassmere Park
Benton, PA 17814

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

CAROL A. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

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

CAROL A. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

WILLIAM H. CUNNINGHAM
11 Grassmere Park
Benton, PA 17814

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

AMERICA'S WHOLESALE LENDER
4500 Park Granada
Calabasas, CA 91302-1613

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

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

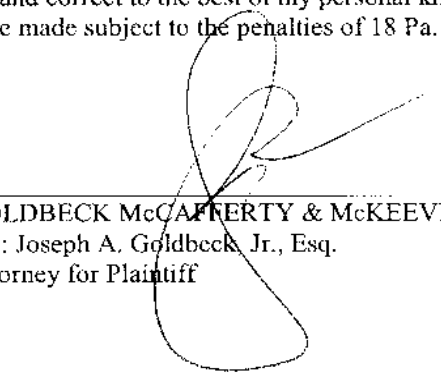
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
11 Grassmere Park
Benton, PA 17814

(attach separate sheet if more space is needed)

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. Section 4904 relating to unsworn falsification to authorities.

DATED: November 22, 2006



GOLDBECK McCARTHERY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
Mortgagor(s) and Record Owner(s)
11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2006-CV-1029

2006-CV-188

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
Mortgagor(s) and Record Owner(s)

11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION -- LAW

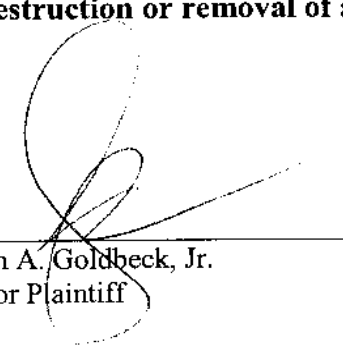
ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1029

2006-CV-188

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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM H. CUNNINGHAM
Mortgagor(s) and Record Owner(s)

11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

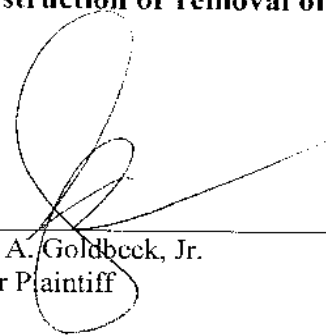
ACTION OF MORTGAGE FORECLOSURE

No. 2006-CV-1029

2006-ED-188

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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

WELLS FARGO BANK N.A., AS TRUSTEE FOR
OPTION ONE WOODBRIDGE LOAN TRUST 2003-1
ASSET-BACKED CERTIFICATES SERIES 2003-1
1270 Northland Drive, Ste. 200
Mendota Heights, MN 55120

Plaintiff

vs.

CAROL A. CUNNINGHAM
WILLIAM II. CUNNINGHAM
Mortgagor(s) and Record Owner(s)

11 Grassmere Park
Benton, PA 17814

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

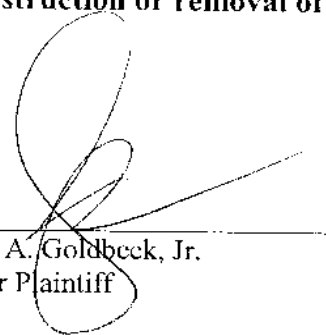
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No. 2006-CV-1029

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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

All those certain pieces, parcels and lots of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to-wit:

Lot No. 1:

Beginning at a concrete monument in place on the southerly side of a 20 foot access right-of-way; thence south 81 degrees 31 minutes 31 seconds east along southerly side of a set 20 foot right-of-way, 148 feet to a concrete monument in place; thence south 4 degrees 24 minutes 24 seconds west along other lands now or late of William and Ethel Gerhardt, a distance of 86.47 feet to a concrete monument in place along other lands of the Grantor herein; thence along other lands of the Grantor herein south 87 degrees 34 minutes 35 seconds west, a distance of 108.00 feet to a rail road rail in place; thence south 49 degrees 49 minutes 35 seconds west along other lands of Grantor herein, a distance of 56.71 feet to an iron pin; thence along lands now or late of Elias Coval, et al, north 4 degrees 24 minutes 24 seconds east, a distance of 149.62 feet to a concrete monument in place, the place of beginning. Containing .357 acres of land.

This description was prepared from a draft of survey by Drangeville Surveying Consultants, dated August 27, 1976 and being identified as Lot #1.

Lot No. 2:

Beginning at a p.k. nail in the middle of a bridge over Fishingcreek, in the center line of Legislative Route 714; thence south 71 degrees 46 minutes 19 seconds west, along the center line of said Fishingcreek, five hundred twenty and thirty-one hundredths feet (520.31') to a point in the center line of said Fishingcreek, and in line of lands now or formerly of Frederick Hess and Jane Hess, his wife; thence north 4 degrees 34 minutes 35 seconds east along the eastern line of said Hess lands, fifty-five and fifty-two hundredths feet (55.52') to an iron pin in line of land now or formerly of Elias Coval et al; thence along said Coval lands, north 49 degrees 49 minutes 35 seconds east one hundred eighteen and nineteen hundredths feet (118.19') to an iron pin in line of land now or formerly of John D.H. Aten and Clara M. Aten, his wife; thence by the same, north 49 degrees 49 minutes 35 seconds east fifty-six and seventy-one hundredths feet (56.71') to a rail road rail, thence by the same, north 87 degrees 34 minutes 35 seconds east one hundred eight feet (108') to a concrete monument in line of land now or formerly of William Gearhardt and Ethel Gearhardt, his wife; thence along said Gearhardt land and land now or formerly of Joseph Maroney, north 87 degrees 34 minutes 35 seconds east three hundred forty-nine and seventy-eight hundredths feet (349.78') to a p.k. nail on the bridge crossing Fishingcreek in the center line of L.R. 714; thence along the center line of said L.R. 714, south 18 degrees 13 minutes 41 seconds east, twenty-one and twenty-eight hundredths feet (21.28') to a p.k. nail, the place of beginning.

Parcel #: 32-14A-012

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This description was prepared from a draft of survey by Drangeville Surveying Consultants, dated August 27, 1976 and being identified as Lot #1.

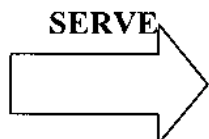
Lot No. 2:

Beginning at a p.k. nail in the middle of a bridge over Fishingcreek, in the center line of Legislative Route 714; thence south 71 degrees 46 minutes 19 seconds west, along the center line of said Fishingcreek, five hundred twenty and thirty-one hundredths feet (520.31') to a point in the center line of said Fishingcreek, and in line of lands now or formerly of Frederick Hess and Jane Hess, his wife; thence north 4 degrees 34 minutes 35 seconds east along the eastern line of said Hess lands, fifty-five and fifty-two hundredths feet (55.52') to an iron pin in line of land now or formerly of Elias Coval et al; thence along said Coval lands, north 49 degrees 49 minutes 35 seconds east one hundred eighteen and nineteen hundredths feet (118.19') to an iron pin in line of land now or formerly of John D.H. Aten and Clara M. Aten, his wife; thence by the same, north 49 degrees 49 minutes 35 seconds east fifty-six and seventy-one hundredths feet (56.71') to a rail road rail, thence by the same, north 87 degrees 34 minutes 35 seconds east one hundred eight feet (108') to a concrete monument in line of land now or formerly of William Gearhardt and Ethel Gearhardt, his wife; thence along said Gearhardt land and land now or formerly of Joseph Maroney, north 87 degrees 34 minutes 35 seconds east three hundred forty-nine and seventy-eight hundredths feet (349.78') to a p.k. nail on the bridge crossing Fishingcreek in the center line of L.R. 714; thence along the center line of said L.R. 714, south 18 degrees 13 minutes 41 seconds east, twenty-one and twenty-eight hundredths feet (21.28') to a p.k. nail, the place of beginning.

Parcel #: 32-14A-012

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1	COURT NUMBER 2006-CV-1029	
DEFENDANT/S/ CAROL A. CUNNINGHAM and WILLIAM H. CUNNINGHAM	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
 WILLIAM H. CUNNINGHAM

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
 11 Grassmere Park, Benton, PA 17814

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

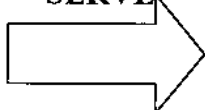
PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <div style="text-align: center; margin-top: 10px;"> <i>Joseph A. Goldbeck, Jr.</i> </div>	TELEPHONE NUMBER (215) 627-1322	DATE November 22, 2006
ADDRESS OF ATTORNEY <div style="margin-top: 10px;"> GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532 </div>		

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK N.A., AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1 ASSET-BACKED CERTIFICATES SERIES 2003-1	COURT NUMBER 2006-CV-1029	
DEFENDANT/S/ CAROL A. CUNNINGHAM and WILLIAM H. CUNNINGHAM	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CAROL A. CUNNINGHAM

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
11 Grassmere Park, Benton, PA 17814

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PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
November 22, 2006

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

281300

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTRUST BANK

3-7380/2360

01/09/2007

PAY

TO THE

ORDER OF

Sheriff of Columbia County

\$2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Cunningham

AUTHORIZED SIGNATURE



⑈ 281300 ⑈ ⑈ 23607380 ⑈ 70 1100018 ⑈

SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 188 OF 2006 ED AND CIVIL WRIT NO. 1029 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 those certain pieces, parcels and lots of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, more fully bounded and described as follows, to-wit:

Lot No. 1:

Beginning at a concrete monument in place on the southerly side of a 20 foot access right-of-way; thence south 81 degrees 31 minutes 31 seconds east along southerly side of a set 20 foot right-of-way, 148 feet to a concrete monument in place; thence south 4 degrees 24 minutes 24 seconds west along other lands now or late of William and Ethel Gerhardt, a distance of 86.47 feet to a concrete monument in place along other lands of the Grantor herein; thence along other lands of the Grantor herein south 87 degrees 34 minutes 35 seconds west, a distance of 108.00 feet to a rail road rail in place; thence south 49 degrees 49 minutes 35 seconds west along other lands of Grantor herein, a distance of 56.71 feet to an iron pin; thence along lands now or late of Elias Coval, et al, north 4 degrees 24 minutes 24 seconds east, a distance of 149.62 feet to a concrete monument in place, the place of beginning. Containing .357 acres of land.

This description was prepared from a draft of survey by Orangeville Surveying Consultants, dated August 27, 1976 and being identified as Lot #1.

Lot No. 2:

Beginning at a p.k. nail in the middle of a bridge over Fishing creek, in the center line of Legislative Route 714; thence south 71 degrees 46 minutes 19 seconds west, along the center line of said Fishing creek, five hundred twenty and thirty-one hundredths feet (520.31') to a point in the center line of said Fishing creek, and in line of lands now or formerly of Frederick Hess and Jane Hess, his wife; thence north 4 degrees 34 minutes 35 seconds east along the eastern line of said Hess lands, fifty-five and fifty-two hundredths feet (55.52') to an iron pin in line of land now or formerly of Elias Coval et al; thence along said Coval lands, north 49 degrees 49 minutes 35 seconds east one hundred eighteen and nineteen hundredths feet (118.19') to an iron pin in line of land now or formerly of John D.H. Aten and Clara M. Aten, his wife; thence by the same, north 49 degrees 49 minutes 35 seconds east fifty-six and seventy-one hundredths feet (56.71') to a rail road rail, thence by the same, north 87 degrees 34 minutes 35 seconds east one hundred eight feet (108') to a concrete monument in line of land now or formerly of William Gearhardt and Ethel Gearhardt, his wife; thence along said Gearhardt land and land now or formerly of Joseph Maroney, north 87 degrees 34 minutes 35 seconds east three hundred forty-nine and seventy-eight hundredths feet (349.78') to a p.k. nail on the bridge crossing Fishing creek in the center line of L.R. 714; thence along the center line of said L.R. 714, south 18 degrees 13 minutes 41 seconds east, twenty-one and twenty-eight hundredths feet (21.28') to a p.k. nail, the place of beginning.

Parcel #:32-07-048

PROPERTY ADDRESS: 11 GRASSMERE PARK, BENTON, PA 17814

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.

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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
Joseph Goldbeck, Jr.
701 S. Market Street
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
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