

# SHERIFF'S SALE COST SHEET

Wells Fargo vs. Gotts/Kill  
 NO. 44-06 ED NO. 116-06 JD DATE/TIME OF SALE 5/29/06

|                                 |           |
|---------------------------------|-----------|
| DOCKET/RETURN                   | \$15.00   |
| SERVICE PER DEF.                | \$ 150.00 |
| LEVY (PER PARCEL                | \$15.00   |
| MAILING COSTS                   | \$ 22.50  |
| ADVERTISING SALE BILLS & COPIES | \$17.50   |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00   |
| MILEAGE                         | \$ 12.00  |
| POSTING HANDBILL                | \$15.00   |
| CRYING/ADJOURN SALE             | \$10.00   |
| SHERIFF'S DEED                  | \$35.00   |
| TRANSFER TAX FORM               | \$25.00   |
| DISTRIBUTION FORM               | \$25.00   |
| COPIES                          | \$ 7.50   |
| NOTARY                          | \$ 10.00  |
| TOTAL ***** \$ 289.50           |           |

|                       |           |
|-----------------------|-----------|
| WEB POSTING           | \$150.00  |
| PRESS ENTERPRISE INC. | \$ 646.00 |
| SOLICITOR'S SERVICES  | \$75.00   |
| TOTAL ***** \$ 796.00 |           |

|                       |         |
|-----------------------|---------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS     | \$      |
| TOTAL ***** \$        |         |

REAL ESTATE TAXES:

|                       |         |
|-----------------------|---------|
| BORO, TWP & COUNTY 20 | \$      |
| SCHOOL DIST. 20       | \$      |
| DELINQUENT 20         | \$ 5.00 |
| TOTAL ***** \$ 5.00   |         |

MUNICIPAL FEES DUE:

|                |    |
|----------------|----|
| SEWER 20       | \$ |
| WATER 20       | \$ |
| TOTAL ***** \$ |    |

|                       |           |
|-----------------------|-----------|
| SURCHARGE FEE (DSTE)  | \$ 110.00 |
| MISC. <u>foundry</u>  | \$        |
| TOTAL ***** \$ 150.00 |           |

TOTAL COSTS (OPENING BID) \$ 1950.50  
 15.00  
 80/50.50

# Columbia County

## SHERIFF'S SALE COST SHEET

#05120716

Wells Fargo vs. Gottshall  
 NO. 44-06 ED NO. 116-06 JD DATE/TIME OF SALE Sept

|                                 |          |
|---------------------------------|----------|
| DOCKET/RETURN                   | \$15.00  |
| SERVICE PER DEF.                | \$150.00 |
| LEVY (PER PARCEL                | \$15.00  |
| MAILING COSTS                   | \$22.50  |
| ADVERTISING SALE BILLS & COPIES | \$17.50  |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00  |
| MILEAGE                         | \$12.00  |
| POSTING HANDBILL                | \$15.00  |
| CRYING/ADJOURN SALE             | \$10.00  |
| SHERIFF'S DEED                  | \$35.00  |
| TRANSFER TAX FORM               | \$25.00  |
| DISTRIBUTION FORM               | \$25.00  |
| COPIES                          | \$7.50   |
| NOTARY                          | \$10.00  |
| TOTAL *****                     | \$289.50 |

|                       |          |
|-----------------------|----------|
| WEB POSTING           | \$150.00 |
| PRESS ENTERPRISE INC. | \$646.00 |
| SOLICITOR'S SERVICES  | \$75.00  |
| TOTAL *****           | \$796.00 |

|                       |         |
|-----------------------|---------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS     | \$      |
| TOTAL *****           | \$-0-   |

|                       |        |
|-----------------------|--------|
| REAL ESTATE TAXES:    |        |
| BORO, TWP & COUNTY 20 | \$     |
| SCHOOL DIST. 20       | \$     |
| DELINQUENT 20         | \$5.00 |
| TOTAL *****           | \$5.00 |

|                     |       |
|---------------------|-------|
| MUNICIPAL FEES DUE: |       |
| SEWER 20            | \$    |
| WATER 20            | \$    |
| TOTAL *****         | \$-0- |

|                       |          |
|-----------------------|----------|
| SURCHARGE FEE (DSTE)  | \$110.00 |
| MISC. <u>Poundage</u> | \$       |
| TOTAL *****           | \$750.00 |

TOTAL COSTS (OPENING BID)

\$1950.50  
 1500

Deposit

Balance Due ⇒ \$450.50 Due

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



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

72710

NUMBER

AMOUNT

\$450.50

DATE

10/13/2006

VOID AFTER 90 DAYS

*Mark J. Udren*

\*\*Four hundred Fifty dollars and Fifty cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

For Add'l Sheriff Costs 05120716 Gottshall

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

⑈072710⑈ ⑆036001808⑆ 36 589745 3⑈

Details on back



Security Features Included

SECURITY  
GUARD  
MP

# Municipal Water Authority

Borough of Catawissa  
P.O. Box 54  
Catawissa, PA 17820  
Phone (570)356-2172 Fax (570)356-7695

September 28, 2006

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

RE: Wells Fargo Bank, N.A. vs. James E. Gottshall  
Docket # 44ED2006 JD # 116JD2006

Dear Sheriff Chamberlain:

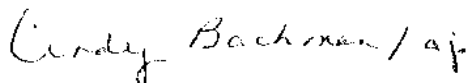
Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by James E. Gottshall for the property at 715 Shuman St., Catawissa, PA.

The following is a summation of amounts owed as of September 28, 2006:

|                    |           |
|--------------------|-----------|
| James E. Gottshall | \$ 106.60 |
|--------------------|-----------|

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

Encl.



# FAX TRANSMISSION

## MUNICIPAL WATER AUTHORITY BOROUGH OF CATAWISSA

P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172  
Fax: 570-356-7695

To: WENDY  
SHERIFF'S OFFICE  
COLUMBIA COUNTY

Fax #: 389-5625

From: ALLEN

Subject: GOTTSHALL SALE

Date: SEPTEMBER 28, 2006

Pages: \_\_\_\_\_,  
including this cover sheet.

### COMMENTS:

WENDY,

FOLLOWING IS THE INFORMATION ON AMOUNT OWED  
TO CATAWISSA WATER AUTHORITY BY JAMES E. GOTTSHALL  
AS OF THIS DATE.

IF WE RECEIVE PAYMENT FROM MR. GOTTSHALL BEFORE  
SCHEDULED SALE ON OCTOBER 4 WE WILL LET YOU KNOW.  
IF SALE IS POSTPONED, WOULD YOU PLEASE LET US KNOW.

THANK YOU,

ALLEN

P.S. ORIGINAL COPIES WILL BE MAILED TO YOU.

# Municipal Water Authority

Borough of Catawissa  
P.O. Box 54  
Catawissa, PA 17820  
Phone (570)356-2172 Fax (570)356-7695

September 28, 2006

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

RE: Wells Fargo Bank, N.A. vs. James E. Gottshall  
Docket # 44ED2006 JD # 116JD2006

Dear Sheriff Chamberlain:

Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by James E. Gottshall for the property at 715 Shuman St., Catawissa, PA.

The following is a summation of amounts owed as of September 28, 2006:

|                    |           |
|--------------------|-----------|
| James E. Gottshall | \$ 106.60 |
|--------------------|-----------|

If you have any questions, please contact me at 356-2172.

Sincerely,

*Cindy Bachman / af*

Cindy Bachman  
Superintendent  
Catawissa Water Authority

Encl.

09/28/06

\*\*\* TARBS Multi Plus -- Print All Customer Files \*\*\*  
Catawissa Water Authority

Resident Acct# [41200000] ACTIVE

Owner Acct# [41200210]

Name [James Gottshall]

] - [JGOTTS]

Route Book Comment

Service Address [715 Shuman St.]

Billing Address 1 [715 Shuman St.]

Billing Comment

Billing Address 2 [

City [Catawissa]

State [PA]

Zip [17820- ]

Book-Sequence [2.679]

Deposit Date [ / / ]

ID# [00254442]

Pump# [0]

Reading Multiplier [ 1000]

Rollover Digit [4]

Meter Type [B]

Meter# [38365236]

Meter Units [GA]

Deposit

Balance

Average

Current

Rate Code

CURRENT

30---55

[ 52.00] [ 54.60]

Water [

0.00]

[ 104.00]

[ 52.00]

[ 52.00]

[ R2]

Service [

0.00]

[ 0.00]

[ 0.00]

[ 0.00]

[ ]

60-----09

-----90+

Misc. [

0.00]

[ 0.00]

[ 0.00]

[ 0.00]

[ ]

[ 0.00]

[ 0.00]

Beginning Balance [

54.60]

Beginning Deposit Balance [

0.00]

Other [

0.00]

[ 3.57]

[ 0.00]

Penalties [

2.50]

[ 4.56]

[ 0.00]

Avg. Usage

Totals [

0.00]

[ 106.50]

[ 60.13]

[ 52.00]

[ 2357]

MONTH READING

METER

WATER

WATER

SERVICE

MISC.

CHARGE

PAYMENT

TOTAL

DATE

READING

USAGE

CHARGE

CHARGE

CHARGE

OTHER

PENALTY

DATE

PAYMENTS

1 09/28/06

600000

2000

52.00

0.00

0.00

0.00

0.00

0.00

/ /

0.00

2 08/31/06

598000

2000

52.00

0.00

0.00

0.00

0.00

2.50

/ /

0.00

3 07/31/06

595000

3000

52.00

0.00

0.00

0.00

0.00

0.00

08/11/06

105.60

4 06/30/06

593000

2000

52.00

0.00

0.00

0.00

0.00

2.50

07/14/06

54.60

5 05/31/06

591000

2000

52.00

0.00

0.00

0.00

0.00

2.60

06/06/06

222.90

6 04/28/06

589000

2000

52.00

0.00

0.00

0.00

0.00

10.25

/ /

0.00

7 03/31/06

587000

2000

52.00

0.00

0.00

0.00

10.00

7.65

04/20/06

50.00

8 02/28/06

585000

3000

52.00

0.00

0.00

0.00

0.00

0.35

/ /

0.00

9 01/31/06

582000

2000

52.00

0.00

0.00

0.00

10.00

5.75

02/14/06

64.00

10 12/30/05

580000

3000

52.00

0.00

0.00

0.00

10.00

0.30

01/27/06

61.60

11 11/30/05

577000

2000

52.00

0.00

0.00

0.00

0.00

5.20

/ /

0.00

12 10/31/05

575000

3000

52.00

0.00

0.00

0.00

10.00

2.60

11/21/05

122.40

13 09/29/05

572000

2000

52.00

0.00

0.00

0.00

0.00

5.24

/ /

0.00

14 08/31/05

570000

3000

52.00

0.00

0.00

0.00

10.00

2.64

09/17/05

121.00

TOTALS

33000

728.00

0.00

0.00

50.00

53.78

846.98



PO Box 380  
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

|                                 |   |
|---------------------------------|---|
| <b>To:</b> Mark J. Udren        | <b>From:</b> Sheriff Timothy T. Chamberlain |
| <b>Fax:</b>                     | <b>Pages:</b> 2                             |
| <b>Phone:</b>                   | <b>Date:</b> September 14, 2006             |
| <b>Re:</b> Gotshall foreclosure | <b>CC:</b>                                  |

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

● **Comments:** I received your stay, however there is a balance due of \$450.50. A cost sheet is attached

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

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

PENNSYLVANIA OFFICE  
215-568-9500

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

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

September 13, 2006

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

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

Re: Wells Fargo Bank, N.A., As Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B  
vs.  
James E. Gottshall  
Columbia County C.C.P. No. 2006-CV-116 MF  
Premises: 715 Shuman Street, Catawissa, PA 17820  
SS Date: October 4, 2006

Dear Sheriff:

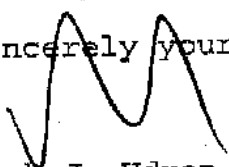
Please STAY the Sheriff's Sale scheduled for October 4, 2006.

Sale is stayed for the following reason:

Due to short sale. Amount collected \$37,500.00.

Thank you for your attention to this matter.

Sincerely yours,

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

/kab

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. James Wells Bank  
 NO. 77-06 ED NO. 77-06 JD DATE/TIME OF SALE July 12 0900

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>150.00</u> |
| LEVY (PER PARCEL                | \$15.00          |
| MAILING COSTS                   | \$ <u>20.00</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>7.50</u>   |
| NOTARY                          | \$ <u>10.00</u>  |
| TOTAL ***** \$ <u>574.50</u>    |                  |

|                               |                  |
|-------------------------------|------------------|
| WEB POSTING                   | \$150.00         |
| PRESS ENTERPRISE INC.         | \$ <u>87.100</u> |
| SOLICITOR'S SERVICES          | \$75.00          |
| TOTAL ***** \$ <u>871.100</u> |                  |

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

|                               |                  |
|-------------------------------|------------------|
| REAL ESTATE TAXES:            |                  |
| BORO, TWP & COUNTY 20         | \$ <u>303.61</u> |
| SCHOOL DIST. 20               | \$ <u>417.44</u> |
| DELINQUENT 20                 | \$ <u>871.04</u> |
| TOTAL ***** \$ <u>1592.09</u> |                  |

|                              |                  |              |
|------------------------------|------------------|--------------|
| MUNICIPAL FEES DUE:          | <u>Elect.</u>    | <u>77.67</u> |
| SEWER 20                     | \$ <u>86.10</u>  |              |
| WATER 20                     | \$ <u>106.50</u> |              |
| TOTAL ***** \$ <u>292.39</u> |                  |              |

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

TOTAL COSTS (OPENING BID) \$ 1247.48

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

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

PENNSYLVANIA OFFICE  
215-568-9500

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

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 7, 2006

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

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

Re: Wells Fargo Bank, N.A., As Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B  
vs.  
James E. Gottshall  
Columbia County C.C.P. No. 2006-CV-116 MF  
Premises: 715 Shuman Street, Catawissa, PA 17820  
SS Date: July 12, 2006

Dear Sheriff Chamberlain:

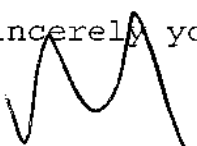
Please **POSTPONE** the Sheriff's Sale scheduled for July 12, 2006 to  
October 4, 2006.

Sale is postponed for the following reason:

Due to pending short sale.

Thank you for your attention to this matter.

Sincerely yours,

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

/kab

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
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PENNSYLVANIA OFFICE  
215-568-9500

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LORRAINE DOYLE\*\*  
ALAN M. MINATO\*\*\*  
\*ADMITTED NJ, PA, FL  
\*\*ADMITTED PA  
\*\*\*ADMITTED NJ, PA  
TINA MARIE RICH  
OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 7, 2006

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and Regular Mail

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Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
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Re: Wells Fargo Bank, N.A., As Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B  
vs.  
James E. Gottshall  
Columbia County C.C.P. No. 2006-CV-116 MF  
Premises: 715 Shuman Street, Catawissa, PA 17820  
SS Date: July 12, 2006

Dear Sheriff Chamberlain:

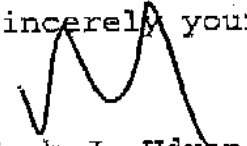
Please POSTPONE the Sheriff's Sale scheduled for July 12, 2006 to  
October 4, 2006.

Sale is postponed for the following reason:

Due to pending short sale.

Thank you for your attention to this matter.

Sincerely yours,

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

/kab

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS James Goffington

NO. 44-06 ED NO. 116-06 JD

DATE/TIME OF SALE: July 2 2006

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  
COUNTY OF COLUMBIA ) SS

Brandon R. Eyerly, Publisher being duly sworn according to law, deposes and says that Press Enterprise is a newspaper of general circulation with business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, Pennsylvania, and was established on the 1st day of March, continuously in said Town, County and State since that day June 21, 28 and July 5, 2006 as printed and published; that he is the publisher of said newspaper in which legal advertisement was published and nor Press Enterprise is interested in the subject matter of said advertisement and all of the allegations in the foregoing statement as to time, place and fact are true.

Sworn and subscribed to before me this 6th day of July, 2006.

My commission expires Commonwealth of Pennsylvania  
Dennis L. /  
Scott T.  
My Commission Expires  
Member, Pennsylvania

And now, 20th day of July, 2006, I have received from the above named publication charges amounting to \$                     for publication of this affidavit have been paid in full.

28 Press Enterprise ■ Wednesday, July 12, 2006

**SHERIFF'S SALE**

**WEDNESDAY, JULY 12, 2006 AT 9:00 AM**  
BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2006 ED AND CIVIL WRIT NO. 116 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 TRACT AND LOT OF LAND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:  
BEGINNING FRONTING ON SHUMAN STREET 80 FEET AND EXTENDING IN DEPTH TO AN ALLEY 150 FEET BOUNDED ON THE SOUTH BY SHUMAN STREET, ON THE EAST BY LOT FORMERLY OF T.E. HARDER, ON THE NORTH BY AN ALLEY AND ON THE WEST BY LOT OF CATHARINE REIGEL SAID PREMISES BEING LOTS NO. 112 AND NO. 103, WHEREON IS ERECTED A TWO AND ONE HALF STORY FRAME DWELLING HOUSE.  
BEING KNOWN AS: 715 SHUMAN STREET, CATAWISSA, PA 17820  
PROPERTY ID NO.: 08-06-024  
TITLE TO SAID PREMISES IS VESTED IN JAMES E. GOTTSCHALL BY DEED FROM BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, GUARDIAN OF THE ESTATE OF HARRY E. STEWART, AN INCOMPETENT DEED DATED 12/13/73 RECORDED 12/13/73 IN DEED BOOK 265 PAGE 810.

**TERMS OF SALE**

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.  
**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

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

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

# Catawissa Water Authority

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

July 5, 2006

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

RE: Wells Fargo Bank, N.A. vs. James E. Gottshall  
Docket # 44ED2006 JD# 116JD2006

Dear Sheriff Chamberlain:

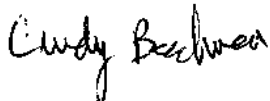
Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by James E. Gottshall for the property at 715 Shuman St., Catawissa, PA.

The following is a summation of amounts owed as of July 5, 2006:

|                    |           |
|--------------------|-----------|
| James E. Gottshall | \$ 106.60 |
|--------------------|-----------|

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

Encl.



06/24/06

\*\*\* TAAGS MULTI FILE -- Print Via Customer Log \*\*\*

# Catawissa Water Authority

Resident Account [41200000] ACTIVE      Guest Account [41200000]

Name [James Gottshall]      [ - 00000000]      Route Book Comment  
 Service Address [715 Shuman St.]  
 Mailing Address 1 [715 Shuman St.]  
 Mailing Address 2 [  
 City [Catawissa]      State [PA]      Zip [17820-      ]  
 Billing Comment

Book-Sequence [2.679]      Deposit Date [ / / ]      ID# [00254442]      Pump# [ 0 ]  
 Reading Multiplier [ 1000]      Rollover Digit [0]      Meter Type [8]      Meter# [00065736]      Meter Units [GA]

|         | Deposit | Balance   | Average  | Current  | Rate Code | CURRENT  | 30-----55 |
|---------|---------|-----------|----------|----------|-----------|----------|-----------|
| Water   | [ 0.00] | [ 104.00] | [ 51.00] | [ 52.00] | [ K1]     | [ 52.00] | [ 52.00]  |
| Service | [ 0.00] | [ 0.00]   | [ 0.00]  | [ 0.00]  | [ ]       | [ 0.00]  | [ 0.00]   |
| Misc.   | [ 0.00] | [ 0.00]   | [ 0.00]  | [ 0.00]  | [ ]       | [ 0.00]  | [ 0.00]   |

Beginning Balance [ 54.60]  
 Beginning Deposit Balance [ 0.00]

|           |         |           |          |          |         | Avg. Usage |
|-----------|---------|-----------|----------|----------|---------|------------|
| Other     | [ 0.00] | [ 4.29]   | [ 0.00]  |          |         |            |
| Penalties | [ 7.60] | [ 5.80]   | [ 0.00]  |          |         |            |
| Totals    | [ 7.60] | [ 106.60] | [ 51.37] | [ 52.00] | [ 2500] |            |

| MONTH  | READING DATE | METER READING | WATER USAGE | WATER CHARGE | SERVICE CHARGE | MISC. CHARGE | OTHER | PENALTY | PAYMENT DATE | TOTAL PAYMENTS |
|--------|--------------|---------------|-------------|--------------|----------------|--------------|-------|---------|--------------|----------------|
| 1      | 06/30/05     | 513000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 0.00    | / /          | 0.00           |
| 2      | 05/31/06     | 501000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 2.50    | 06/05/06     | 222.50         |
| 3      | 04/23/06     | 559000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 10.25   | / /          | 0.00           |
| 4      | 03/31/06     | 587000        | 2000        | 52.00        | 0.00           | 0.00         | 10.00 | 7.55    | 04/20/06     | 90.00          |
| 5      | 02/28/06     | 585000        | 3000        | 52.00        | 0.00           | 0.00         | 0.00  | 8.35    | / /          | 0.00           |
| 6      | 01/31/06     | 582000        | 2000        | 52.00        | 0.00           | 0.00         | 10.00 | 5.75    | 02/14/06     | 68.60          |
| 7      | 12/30/05     | 580000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 8.52    | 01/27/06     | 54.60          |
| 8      | 11/30/05     | 577000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.20    | / /          | 0.00           |
| 9      | 10/31/05     | 575000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.60    | 11/21/05     | 122.60         |
| 10     | 09/29/05     | 572000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.20    | / /          | 0.00           |
| 11     | 08/31/05     | 570000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.60    | 09/17/05     | 101.00         |
| 12     | 07/29/05     | 567000        | 3000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.20    | / /          | 0.00           |
| 13     | 06/30/05     | 564000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.60    | 07/14/05     | 109.00         |
| 14     | 05/31/05     | 561000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 4.75    | / /          | 0.00           |
| TOTALS |              |               | 35000       | 728.00       | 0.00           | 0.00         | 50.00 | 71.14   |              | 799.64         |

**TAX NOTICE** 2006 SCHOOL REAL ESTATE  
 CATAWISSA BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 PAULA CLARK  
 138 SOUTH STREET  
 CATAWISSA, PA 17820

**HOURS** Every Tuesday 6pm - 8:30pm  
 Except May 1 - June 15  
 Except Sept 1 - Oct 15  
**PHONE** 570-356-2189

**A** GOTTSHALL JAMES E  
**I** 715 SHUMAN STREET  
**L** CATAWISSA PA 17820

**T**  
**O**

| FOR SOUTHERN COLUMBIA AREA SD   |            |        |                             | DATE 07/01/2006             |                      | BILL# 000219 |  |
|---|------------|--------|-----------------------------|-----------------------------|----------------------|--------------|--|
| DESCRIPTION   | ASSESSMENT | RATE   | LESS DISC                   | AMOUNT PAID                 | INC                  | PENALTY      |  |
| REAL ESTATE   | 18275      | 26.100 | 467.44                      | 476.98                      |                      | 524.68       |  |
| The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE. |            |        |                             |                             |                      |              |  |
| <b>PAY THIS AMOUNT</b>  |            |        | 467.44                      | 476.98                      | 524.68               |              |  |
|   |            |        | <b>IF PAID ON OR BEFORE</b> | <b>IF PAID ON OR BEFORE</b> | <b>IF PAID AFTER</b> |              |  |

SCHOOL PENALTY AT 10%

| PROPERTY DESCRIPTION   |          | ACCT.             |  |
|------------------------|----------|-------------------|--|
| PARCEL 08 06 024000000 |          | 27739             |  |
| 715 SHUMAN ST          | 3600.00  | THIS TAX RETURNED |  |
| 0.28 ACRES             | 14675.00 | TO COURT HOUSE    |  |
|                        |          | JANUARY 1, 2007   |  |

Copy 1

Fax 570-356-2304

# FAX TRANSMISSION

MUNICIPAL WATER AUTHORITY  
BOROUGH OF CATAWISSA

P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172  
Fax: 570-356-7695

To: WENDY  
SHERIFF'S OFFICE  
LEWISBURG COUNTY

Date: July 5, 2006

Fax #: 384-5625

Pages: 3

From: ALICE

including this cover sheet.

Subject: GOTTSMALL SALE

## COMMENTS:

WENDY

FOLLOWING IS THE INFORMATION ON AMOUNT OWED

TO CATAWISSA WATER AUTHORITY BY JAMES E.

GOTTSMALL AS OF THIS DATE.

IF WE RECEIVE PAYMENT FROM MR. GOTTSMALL BEFORE

SCHEDULED SALE ON JULY 10 WE WILL LET YOU

KNOW.

IF THE SALE IS POSTPONED WOULD YOU PLEASE

LET US KNOW.

THANK YOU.

ALICE

P.S. ORIGINAL COPIES WILL BE MAILED TO YOU.

If you receive this fax transmission in error, please call 570-356-2172. Thank you.

## Catawissa Water Authority

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

July 5, 2006

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

RE: Wells Fargo Bank, N.A. vs. James E. Gottshall  
Docket # 44ED2006 JD# 116JD2006

Dear Sheriff Chamberlain:

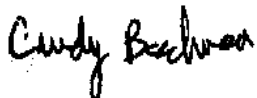
Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by James E. Gottshall for the property at 715 Shuman St., Catawissa, PA.

The following is a summation of amounts owed as of July 5, 2006:

|                    |           |
|--------------------|-----------|
| James E. Gottshall | \$ 106.60 |
|--------------------|-----------|

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

Encl.

06/30/06

\*\*\* TAABS Multi Plus -- Print All Customer Files \*\*\*  
 Catawissa Water Authority

Resident Acct# [41200000] ACTIVE

Owner Acct# [41200000]

Name [James Gottshall]  
 Service Address [715 Shuman St.]  
 Mailing Address 1 [715 Shuman St.]  
 Mailing Address 2 [ ]  
 City [Catawissa] State [PA] Zip [17828- ]

] - [JGOTTS]

Route Book Comment

Billing Comment

Book-Sequence [2.679] Deposit Date [ / / ] IO# [00254442] Pump# [0]  
 Reading Multiplier [1000] Rollover Digit [4] Meter Type [B] Meter# [30365235] Meter Units [GA]

|         | Deposit  | Balance    | Average   | Current   | Rate Code | CURRENT   | 30----    |
|---------|----------|------------|-----------|-----------|-----------|-----------|-----------|
|         |          |            |           |           |           | [ 52.00 ] | [ 54.60 ] |
| Water   | [ 0.00 ] | [ 104.00 ] | [ 52.00 ] | [ 52.00 ] | [ R2 ]    |           |           |
| Service | [ 0.00 ] | [ 0.00 ]   | [ 0.00 ]  | [ 0.00 ]  | [ ]       |           |           |
| Misc.   | [ 0.00 ] | [ 0.00 ]   | [ 0.00 ]  | [ 0.00 ]  | [ ]       |           |           |

Beginning Balance [ 54.60]  
 Beginning Deposit Balance [ 0.00]

|           |          |          |          |
|-----------|----------|----------|----------|
| Other     | [ 0.00 ] | [ 4.29 ] | [ 0.00 ] |
| Penalties | [ 2.60 ] | [ 5.08 ] | [ 0.00 ] |

Totals [ 0.00 ] [ 106.00 ] [ 61.37 ] [ 52.00 ] [ 2600 ]

| MONTH  | READING DATE | METER READING | WATER USAGE | WATER CHARGE | SERVICE CHARGE | MISC. CHARGE | OTHER | PENALTY | PAYMENT DATE | TOTAL PAYMENTS |
|--------|--------------|---------------|-------------|--------------|----------------|--------------|-------|---------|--------------|----------------|
| 1      | 06/30/06     | 593000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 0.00    | / /          | 0.00           |
| 2      | 06/31/06     | 591000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 2.60    | 06/06/06     | 222.90         |
| 3      | 06/28/06     | 589000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 10.25   | / /          | 0.00           |
| 4      | 06/31/06     | 587000        | 2000        | 52.00        | 0.00           | 0.00         | 10.00 | 7.65    | 04/20/06     | 90.00          |
| 5      | 02/28/06     | 585000        | 3000        | 52.00        | 0.00           | 0.00         | 0.00  | 8.35    | / /          | 0.00           |
| 6      | 01/31/06     | 582000        | 2000        | 52.00        | 0.00           | 0.00         | 10.00 | 5.75    | 02/14/06     | 64.60          |
| 7      | 12/30/05     | 580000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 8.30    | 01/27/06     | 64.60          |
| 8      | 11/30/05     | 577000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.20    | / /          | 0.00           |
| 9      | 10/31/05     | 575000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.60    | 11/21/05     | 122.60         |
| 10     | 09/29/05     | 572000        | 2000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.24    | / /          | 0.00           |
| 11     | 08/31/05     | 570000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.64    | 09/17/05     | 121.00         |
| 12     | 07/29/05     | 567000        | 3000        | 52.00        | 0.00           | 0.00         | 0.00  | 5.20    | / /          | 0.00           |
| 13     | 06/30/05     | 564000        | 3000        | 52.00        | 0.00           | 0.00         | 10.00 | 2.60    | 07/14/05     | 109.86         |
| 14     | 05/31/05     | 561000        | 3000        | 52.00        | 0.00           | 0.00         | 0.00  | 4.76    | / /          | 0.00           |
| TOTALS |              |               | 35000       | 728.00       | 0.00           | 0.00         | 60.00 | 71.14   |              | 795.64         |

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK, N.A.

VS.

JAMES GOTTSALL


WRIT OF EXECUTION #44 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES GOTTSALL AT 715 SHUMAN STREET CATAWISSA  
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 31<sup>TH</sup> DAY OF MAY 2006



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

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) 784-4300

WELLS FARGO BANK, N.A.

Docket # 44ED2006

VS

MORTGAGE FORECLOSURE

JAMES E. GOTTSALL

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 24, 2006, AT 8:55 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES GOTTSALL AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JAMES GOTTSALL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, MARCH 24, 2006

  
NOTARY PUBLIC

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

SO ANSWERS,

  
SHERIFF TIMOTHY T. CHAMBERLAIN

X   
S. HARTZEL  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

|                              |
|------------------------------|
| <b>PERSON/CORP TO SERVED</b> |
| JAMES GOTTSALL               |
| 715 SHUMAN ST.               |
| CATAWISSA                    |

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Tove S

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

DATE 3-24-06 TIME 0855 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) Office

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

3-17-06 11:10 ARTER Card

3-22-06 09:12 ARTER Card

DEPUTY

DATE

3-24-06



**Tax Notice** 2006 County & Municipality  
CATAWISSA BORO

**MAKE CHECKS PAYABLE TO:**

PAULA CLARK  
138 SOUTH STREET  
Catawissa PA 17820

**HOURS:** EVERY TUESDAY 8PM - 8:30PM  
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15  
APPT ONLY: AFTER OCT 31 - APPT. ONLY

**PHONE:** 670-356-2189

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

GOTTSHALL JAMES E  
715 SHUMAN STREET  
CATAWISSA PA 17820

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

DATE  
03/01/2006  
BILL NO.  
12180

| FOR: COLUMBIA COUNTY   |            |       |                                  |                                 |                          |
|--|------------|-------|----------------------------------|---------------------------------|--------------------------|
| DESCRIPTION  | ASSESSMENT | MILLS | LESS DISCOUNT                    | TAX AMOUNT DUE                  | INCL PENALTY             |
| GENERAL  | 18,275     | 5.646 | 101.12                           | 103.18                          | 113.50                   |
| SINKING  |            | 1.345 | 24.09                            | 24.58                           | 27.04                    |
| FIRE TAX   |            | 1     | 17.91                            | 18.28                           | 20.11                    |
| BORO RE  |            | 5.42  | 97.07                            | 99.05                           | 108.96                   |
| PAY THIS AMOUNT  |            |       | 240.19                           | 245.09                          | 269.61                   |
| The discount & penalty have been calculated for your convenience   |            |       | April 30<br>If paid on or before | June 30<br>If paid on or before | June 30<br>If paid after |
| CNTY TWP<br>Discount 2 % 2 %<br>Penalty 10 % 10 %<br>PARCEL: 08-06-024-00,000<br>715 SHUMAN ST<br>2755 Acres Land<br>Buildings<br>Total Assessment |            |       | 3,600<br>14,675<br>18,275        |                                 |                          |

This tax returned to  
courthouse on:  
January 1, 2007

**FILE COPY**

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

Thursday, March 16, 2006

**PAULA CLARK-TAX COLLECTOR  
138 SOUTH STREET  
CATAWISSA, PA 17820-**

**WELLS FARGO BANK, N.A.  
VS  
JAMES E. GOTTSHALL**

**DOCKET # 44ED2006**

**JD # 116JD2006**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
Certificates, Series 2001-B  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF

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

To: James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820

Your house (real estate) at 715 Shuman Street, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on July 12, 2006 at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$56,822.78, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:20-MAR-06

FEE:\$5.00

CERT. NO:1825

GOTTSHALL JAMES E  
715 SHUMAN STREET  
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO  
DEED 0265-0810  
LOCATION: 715 SHUMAN ST CATAWISSA  
PARCEL: 08 -06 -024-00,000

| YEAR        | BILL ROLL | AMOUNT | INTEREST | PENDING | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|----------|---------|-------|------------------|
| 2005        | PRIM      | 755.05 | 20.99    |         | 30.00 | 806.04           |
| TOTAL DUE : |           |        |          |         |       | \$806.04         |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,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: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

| PERSON/CORP TO SERVED |
|-----------------------|
| CATAWISSA WATER       |
| SCHOOLHOUSE ROAD      |
| CATAWISSA             |

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Gardy BACIMAN

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

DATE 3-17-6 TIME 1124 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. Cuta

DATE 3-17-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

| PERSON/CORP TO SERVED |
|-----------------------|
| CATAWISSA BOROUGH     |
| MAIN STREET           |
| CATAWISSA             |

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON JANET ZRB

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

DATE 3-17-6 TIME 1130 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 3-17-6





# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/16/2006

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

|                           |
|---------------------------|
| PERSON/CORP TO SERVED     |
| PAULA CLARK-TAX COLLECTOR |
| 138 SOUTH STREET          |
| CATAWISSA                 |

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DROPPED IN MAIL SLOT

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

DATE 3-17-06 TIME 1100 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. Culver

DATE 3-17-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/16/2006

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSHALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

SERVED UPON Leslie Levan

RELATIONSHIP Cost. Service IDENTIFICATION \_\_\_\_\_

DATE 3-16-6 TIME 1100 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 3-16-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/16/2006

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 44ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES E. GOTTSHALL  
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

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

DATE 3-16-06 TIME 1445 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 3-16-06

# REAL ESTATE OUTLINE

ED # 44-06

DATE RECEIVED 3-16-06

DOCKET AND INDEX 3-16-06

SET FILE FOLDER UP 3-16-06

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 1,500.00

CK# 55426

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

SALE DATE

July 12, 2006 TIME 0900

POSTING DATE

June 8

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK June 21

2<sup>ND</sup> WEEK 28

3<sup>RD</sup> WEEK July 5, 2006

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2006 ED AND CIVIL WRIT NO. 116 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 TRACT AND LOT OF LAND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: BEGINNING FRONTING ON SHUMAN STREET 80 FEET AND EXTENDING IN DEPTH TO AN ALLEY 150 FEET BOUNDED ON THE SOUTH BY SHUMAN STREET, ON THE EAST BY LOT FORMERLY OF T.E. HARDER, ON THE NORTH BY AN ALLEY AND ON THE WEST BY LOT OF CATHARINE REIGEL SAID PREMISES BEING LOTS NO. 112 AND NO. 103, WHEREON IS ERECTED A TWO AND ONE HALF STORY FRAME DWELLING HOUSE.

BEING KNOWN AS: 715 SHUMAN STREET, CATAWISSA, PA 17820

PROPERTY ID NO.: 08-06-024

TITLE TO SAID PREMISES IS VESTED IN JAMES E. GOTTSHALL BY DEED FROM BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, GUARDIAN OF THE ESTATE OF HARRY E. STEWART, AN INCOMPETENT DEED DATED 12/13/73 RECORDED 12/13/73 IN DEED BOOK 265 PAGE 810.

## TERMS OF SALE

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

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

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

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

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

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

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PROPERTY ID NO.: 08-06-024

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

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

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

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BEING KNOWN AS: 715 SHUMAN STREET, CATAWISSA, PA 17820

PROPERTY ID NO.: 08-06-024

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

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

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
Certificates, Series 2001-B  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF

*Writ*  
*2006 ED 44*

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

715 Shuman Street  
Catawissa, PA 17820  
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$56,822.78

Interest From 3/11/06

to Date of Sale \_\_\_\_\_

Ongoing Per Diem of \$15.05

to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

Prothonotary

By

*Tami B. Kline / KAO*  
Clerk

Date

*3-16-2006*

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



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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
Certificates, Series 2001-B  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

NO. 2006-CV-116 MF

James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820  
Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:  
: SS  
:

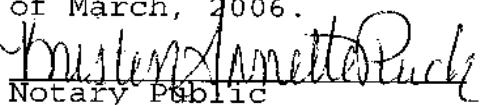
COUNTY OF CAMDEN

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: James E. Gottshall  
Age: Over 18  
Residence: As captioned above  
Employment: Unknown

Name: MARK J. UDREN, ESQ.  
Title: ATTORNEY FOR PLAINTIFF  
Company: UDREN LAW OFFICES, P.C.

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

  
Notary Public

KRISTEN ANNETTE PLUCK  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 5/31/2009

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
Certificates, Series 2001-B  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

v.

James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820

NO. 2006-CV-116 MF

Defendant(s)

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

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

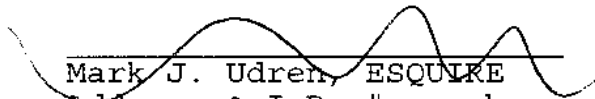
- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendant(s) own the property being exposed to sale as:

- ☒ A. An individual
- ☐ B. Tenants by Entireties
- ☐ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
- ☐ B. Not resident in the Commonwealth of Pennsylvania
- ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.  
Resident:

  
Mark J. Udren, ESQUIRE  
Address & I.D. # as above

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
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1270 Northland Drive, Suite 200  
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Plaintiff

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF


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

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

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

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

UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank, N.A., As  
Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed  
Certificates, Series 2001-B  
1270 Northland Drive, Suite 200  
Mendota Heights, MN 55120  
Plaintiff

v.

James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-117 MF

**COPY**


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

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

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

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

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ATTORNEY FOR PLAINTIFF

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

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COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., As Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 715 Shuman Street, Catawissa, PA 17820

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

James E. Gottshall 715 Shuman Street  
Catawissa, PA 17820

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

SAME AS #1 ABOVE

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

Name Address

none

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

Name Address

Plaintiff herein.

See Caption above.

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

| Name | Address |
|------|---------|
|------|---------|

none

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

| Name | Address |
|------|---------|
|------|---------|

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Columbia County Tax<br>Claim Bureau | P.O. Box 380, Bloomsburg, PA 17815 |
|-------------------------------------|------------------------------------|

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

|  |  |
|--|--|
| Commonwealth of PA,<br>Department of Revenue | Bureau of Compliance, PO Box 281230<br>Harrisburg, PA 17128-1230 |
|--|--|

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

| Name | Address |
|------|---------|
|------|---------|

|                   |  |
|-------------------|--|
| Tenants/Occupants | 715 Shuman Street<br>Catawissa, PA 17820 |
|-------------------|--|

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

UDREN LAW OFFICES, P.C.

DATED: March 10, 2006

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

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Trustee for Option One Mortgage  
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James E. Gottshall  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF

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Plaintiff herein.

See Caption above.

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| Name | Address |
|------|---------|
|------|---------|

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| Name | Address |
|------|---------|
|------|---------|

|                                  |                                    |
|----------------------------------|------------------------------------|
| Columbia County Tax Claim Bureau | P.O. Box 380, Bloomsburg, PA 17815 |
|----------------------------------|------------------------------------|

|                            |                                    |
|----------------------------|------------------------------------|
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|  |  |
|--|--|
| Commonwealth of PA,<br>Department of Revenue | Bureau of Compliance, PO Box 281230<br>Harrisburg, PA 17128-1230 |
|--|--|

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

| Name | Address |
|------|---------|
|------|---------|

|                   |  |
|-------------------|--|
| Tenants/Occupants | 715 Shuman Street<br>Catawissa, PA 17820 |
|-------------------|--|

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

UDREN LAW OFFICES, P.C.

DATED: March 10, 2006

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



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-116 MF

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

To: James E. Gottshall  
715 Shuman Street  
Catawissa, PA 17820

Your house (real estate) at 715 Shuman Street, Catawissa, PA 17820 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$56,822.78, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN TRACT AND LOT OF LAND SITUATE IN THE BOROUGH OF CATAWISSA, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:**

**BEGINNING FRONTING ON SHUMAN STREET 80 FEET AND EXTENDING IN DEPTH TO AN ALLEY 150 FEET BOUNDED ON THE SOUTH BY SHUMAN STREET, ON THE EAST BY LOT FORMERLY OF T. E. HARDER, ON THE NORTH BY AN ALLEY AND ON THE WEST BY LOT OF CATHARINE REIGEL SAID PREMISES BEING LOTS NO. 112 AND NO. 103, WHEREON IS ERECTED A TWO AND ONE HALF STORY FRAME DWELLING HOUSE**

BEING KNOWN AS:        715 SHUMAN STREET, CATAWISSA, PA 17820

PROPERTY ID NO.:      08-06-024

TITLE TO SAID PREMISES IS VESTED IN JAMES E. GOTTSHALL BY DEED FROM BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, GUARDIAN OF THE ESTATE OF HARRY E. STEWART, AN INCOMPETENT DEED DATED 12/13/73 RECORDED 12/13/73 IN DEED BOOK 265 PAGE 810.

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

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400

FAX: 856 . 669-5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN\*

STUART WINNEG\*\*

GAYL SPIVAK ORLOFF\*\*\*

HEIDI R. SPIVAK\*\*\*

MARISA JOY MYERS\*\*\*

LORRAINE DOYLE\*\*

ALAN M. MINATO\*\*\*

DWIGHT MICHAELSON\*\*\*

\*ADMITTED NJ, PA, FL

\*\*ADMITTED PA

\*\*\*ADMITTED NJ, PA

TINA MARIE RICH

OFFICE ADMINISTRATOR

FREDDIE MAC  
PENNSYLVANIA  
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 10, 2006

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

Re: Wells Fargo Bank, N.A., As Trustee for Option One Mortgage  
Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B  
vs.

James E. Gottshall

Columbia County C.C.P. No. 2006-CV-116 MF

Dear Sir:

Please serve the Defendant(s), James E. Gottshall at 715 Shuman  
Street, Catawissa, PA 17820.

Please then, **POST** the property with the Handbill at 715 Shuman  
Street, Catawissa, PA 17820.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

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

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

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PENNSYLVANIA OFFICE

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MARK J. UDREN\*

STUART WINNEG\*\*

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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney for Plaintiff

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



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

55426

NUMBER

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

DATE

03/08/2006

AMOUNT

\$1,500.00

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

*Mark A. Udren*

For SHERIFF SALE DEPOSIT 05120716 Gottshall

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

⑈055426⑈ ⑆036001808⑆ 36 589745 3⑈

Page 1 of 1

1

Security Features Included:

SECURITY  
Features  
Included

MP