## SHERIFF'S SALE COST SHEET

NO. 44-06 ED NO. 1/6 36	s. Got	+5/4//		
NO. 44-06 ED NO. 165 06.	DATE/TIN	ME OF SALE	Strans	
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ /50,00			
LEVY (PER PARCEL		-		
MAILING COSTS	\$15.00 \$			
ADVERTISING SALE BILLS & COPIES		-		
ADVERTISING SALE (NEWSPAPER)	\$17.50			
MILEAGE	\$15.00			
POSTING HANDBILL	\$ <u>/\$,00</u>	-		
CRYING/ADJOURN SALE	\$15.00			
SHERIFF'S DEED	\$10.00			
	<del>\$35.0</del> 0			
TRANSFER TAX FORM	\$ <del>25.0</del> 0			
DISTRIBUTION FORM	\$ <del>25:0</del> 0			
COPIES	\$ <u>7/36</u> \$ <u>70.66</u>			
NOTARY	\$ <u>/0,60</u>	1000	,~.	
TOTAL *******	*****	\$ 26/130	2	
WEB POSTING	\$150.00			
PRESS ENTERPRISE INC.	\$ 646,00			
SOLICITOR'S SERVICES	\$75.00			
TOTAL *******		\$ 196,00		
			-	
PROTHONOTARY (NOTARY)	\$1 <del>0:0</del> 0			
RECORDER OF DEEDS	\$			
TOTAL *******	******	\$	-	
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	Ф			
	<u></u>			
	\$			
DELINQUENT 20 TOTAL ********	\$ <u> </u>			
IOIAL *********	****	\$ 17000	-	
MUNICIPAL FEES DUE:				
SEWER 20	\$			
WATER 20	<u>\$</u>			
SEWER 20 WATER 20 TOTAL ********	******	\$ ~		
			•	
SURCHARGE FEE (DSTE)		\$_ 110.00		
MISC. Handage	\$			
TOTAL *********	\$	· /<0.00		
1017112				
TOTAL COSTS (OPE	ENING BID)		\$/950/50 17,00 10/50,50	
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			-	<b>.</b>
			NIZAZA	1.34
			~ 750/30	War

# SHERIFF'S SALE COST SHEET #05120716

Wells Fago NO. 44-06 ED NO. 116-	vs. Gottsh	F SALE Style	·
DOCKET/RETURN SERVICE PER DEF. LEVY (PER PARCEL MAILING COSTS ADVERTISING SALE BILLS & CO ADVERTISING SALE (NEWSPAR MILEAGE POSTING HANDBILL CRYING/ADJOURN SALE SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM COPIES	\$15.00 \$ 15.00 \$15.00 \$ 22,50 OPIES \$17.50 PER) \$15.00 \$15.00 \$15.00 \$10.00 \$25.00 \$25.00 \$71.50		
NOTARY TOTAL ****	\$ 10,00 ******* \$ 6	)845O	
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ****	\$150.00 \$ <u>6 46,00</u> \$ <del>75.00</del>	796,00	
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ****	\$ <del>10.0</del> 0 \$ ************	0	
REAL ESTATE TAXES: BORO, TWP & COUNTY 2 SCHOOL DIST. 20 DELINQUENT 20 TOTAL *****	0 \$ 5,00	5,80	
MUNICIPAL FEES DUE: SEWER 20 WATER 20 TOTAL *****		- C -	
SURCHARGE FEE (DSTE) MISC. Foundage TOTAL *****	\$_/ \$ \$ **************	50,00	
TOTAL COST	IS (OPENING BID)	s <u>1950,5</u> 1500	O Deposit
Zalance	The 3	18450,5	so Due

UDREN LAW OFFICES, PC

PA ESCHOW ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003

DHIGHAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BOHDER

A America's Most Convent

72710

NUMBER

æş	

\$450.50

10/13/2006

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

Sheriff of Columbia County

PAY TO THE ORDER

VOID AFTER 90 DAYS



For Add'l Sheriff Costs 05120716 Gottshall

589745 3m

#0???}10# ::03E001808# 38

This document contains heat sensitive ink. Touch or press here . Red image disappears with Hext

## **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

Cardy Backman/aj

\$ 106.60

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

Sincerely,

Cindy Bachman Superintendent

Catawissa Water Authority

Encl.

# 1 March 2012 (1997) State Mathematy

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# **FAX TRANSMISSION**

# MUNICIPAL WATER AUTHORITY BOROUGH OF CATAWISSA

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

To:	LUENDY	Date:	SEATEMBER 28,2006
	SHEETER'S DEFECE Commerce Courty		
Fax #:	389-5615	Pages:	,
From:	ALTER	Ū	including this cover sheet.
Subject:	GOTTSHALL SALL		
COMMEN	NTS:		
<u>L</u> UES	184,		
For	LOWEND IS THE L	PEONAFEL	- ON AMOUNT OWED
70	CATAWESTA WATER	AUTHORER	Y BY JAMES E. GOFFSAALL
_	OF THIS DATE.		·
Ţ F	WE RELEASE PAY M	WIF FLOR	ME. GOTTSHALL BEFIRE
			We WELL LET YOU KNOW
			You Premsor LET US Know
1 1	+19-16 You		
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P.S. 0.4	TOTAL COPIES WIL	Bim	+ KLED 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 Superintendent

Catawissa Water Authority

Circly Backman/ af

Encl.

	89/28/	16		*** TAABS		s Print a Water Aut		gmer File	5 ***			
	Resident Acct# [	41200000; AC	TIVE	Swner Acc	t# [4120#2	10]					····· • • • • • • • • • • • • • • • • •	
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1441												

PO Box 380 Bloomsburg, PA 17815

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





To:	Mark J. Udren	From:	- Crambonan			
Fax:		Pages:				
Phone:		Date:	September 14, 20	06		
Re:	Gotshall foreclosure	CC:	·			
☐ Urge	ent 🗆 For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle		
Com attached	ments: I received your	stay, however there is a	balance due of \$4	150.50. A cost sheet is		

### 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\*\*\*
J.ORRAINE DOYLE\*\*
ALAN M. MINATO\*\*\*
\*ADMITTED NJ. PA, FL
\*\*ADMITTED PA
\*\*\*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

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

NO. 174-06 ED NO. 175-06 J	s. Thine	s sollshall	
NO. 14-06 ED NO. 110 66 1	D DATE/TIN	ME OF SALE July A	7700
DOCKET/RETURN	\$15.00		
SERVICE PER DEF.	\$ <u>15000</u>	_	
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$ <u></u> 30150		
ADVERTISING SALE BILLS & COPIES	\$17.50	_	
ADVERTISING SALE (NEWSPAPER)	\$15.00		
MILEAGE	\$_/@z^^^		
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  TOTAL ************************************	\$ <u>702</u> 00		
TOTAL *******	*****	\$ 57450	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.	\$150.00 \$ \( \frac{1}{2} \rangle \cdot \)		
		-	
SOLICITOR'S SERVICES TOTAL ************************************	*********	6 87/100	
TOTAL		3 77700	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	s4/150		
RECORDER OF DEEDS  TOTAL ************************************	*******	\$ 5/150	
REAL ESTATE TAXES:	N 200 1		
BORO, TWP & COUNTY 20	\$ 10000	-	
SCHOOL DIST. 20_	\$ 47,44		
DELINQUENT 20_	\$ 5/1,04	and the state of t	
TOTAL ********	*****	\$ 13.78701	
MUNICIPAL FEES DUE: [ ] ( )	97,67		
SEWER 20	\$ 8/10		
WATER 20	\$ 7000		
SEWER 20 WATER 20 TOTAL ************************************	******	\$ 292.39	
SURCHARGE FEE (DSTE)		\$_// <i>0</i> /03	
MISC.	\$	_ <del></del>	
	\$		
TOTAL ********	*****	\$	
TOTAL COSTS (OPI	ANING DIDA	\$ 2447	1/8
TOTAL COSTS (OF	TATIAO DID)	<b>D</b>	<i>y 1</i> 0

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

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD SUITE 200

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

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

PENNSYLVANIA OFFICE 215-568-9500

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.

Sincerel 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

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

MARK J. UDREN\*
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\*\*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:

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Due to pending short sale.

Thank you for your attention to this matter.

Sincerel yours,

Mark J. Udren

UDREN LAW OFFICES, P.C.

/kab

## COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Mc//s range From Ve	s 1 mes	Gotton	<u>//</u>
NO. 4/4/-26 ED	NO/	16-06	JD
DATE/TIME OF SALE: Jaly	Mar.		
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	\$		
MISC. COSTS	\$	<del></del>	
TOTAL AMOUNT NEEDED TO PURCE	IASE	\$	
PURCHASER(S): ADDRESS:			
NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):			
TOTAL DUE:		\$ <u></u>	
LESS DEPOSIT:			
DOWN PAYMENT	:		
TOTAL DUE IN 8 I	DAYS	\$	

Brandon R. Eyerly, Publisher being duly sworn according Press Enterprise is a newspaper of general circulation with business at 3185 Lackawanna Avenue, Bloomsburg, Count 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; the publisher of said newspaper in which legal advertisement was nor Press Enterprise is interested in the subject matter of said of the allegations in the foregoing statement as to time, published.

Sworn and subscribed to before me this

(A Common My commission expenses L./
Scott My Comm
Member Penr
And now, 20 , I h
publication charges amounting to \$ for publifee for this affidavit have been paid in full.

28 Press Enterprise ■ Wednesday, Ju

#### SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM
BY VIRTUE OF AWRIT OF EXECUTION NO. 44 OF
2006 ED AND CÂNL 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 COUN-TY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING FRONTING ON SHUMAN STREET 80 FEET AND EXTENDING IN DEBTH TO AN ALLEY 150 FEET BOUNDED ON THE SOUTH BY SHUMAN STREET, ON THE EAST BY LOT FORMERLY ON THE 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, CATAWIS-SA, 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.

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

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

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

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

### 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.

### TAAGN MULTI Alus -- Arine Ala Eustose - Tes \*\*\* Catawissa Water Authority

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MAKE CHECKS PAYABLE TO: TAX NOTICE 0 4 H >> HOURS CATAWISSA, PA 17820 138 SOUTH STREET PAULA CLARK CATAWISSA BOROUGH PHONE 570-356-2189 Except Sept 1 - Oct 15 Except May 1 - June 15 Every Tuesday 6pm - 8:30pm 2006 SCHOOL REAL ESTATE CATAWISSA PA 17820 715 SHUMAN STREET COTTEMALL JAMES E computed for your convenience. Taxes are due now and payable. Prompt payment is requested. REAL ESTATE FOR SOUTHERN COLUMBIA AREA SD your payment. For a receipt, enclose a SASE. AMOUNT The 2% discount and 10% penalty have been DESCRIPTION This tax notice must be returned with 0.28 ACRES PARCEL 08 06 02400000 715 SHUMAN ST 0265-0810 ABSESSMENT RATE PROPERTY DESCRIPTION 18275 26.100 III PAY SCHOOL PENALTY AT 10% OR BEFORE LESS DISC AMOUNT FACE INC PENALTY IF PAID ON AUG 31 467.44 DATE 07/01/2006 467.44 14675.00 3600.00 THIS TAX RETURNED IF PAID ON OR BEFORE TO COURT HOUSE JANUARY 1, 2007 ACCT. OCT 31 476.98 476.98 BILL# 000219 27739 AFTER OCT 31 524.68 524.68

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	Date:	July 5, 200	ر ن
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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.

\*\*\* TAABS Wulti Plus -- Print All Customer Files \*\*\* 06/30/06 ocatavissa Water Authority Owner Acoth [41240666] Resident Accts [41286800] ACTIVE Route Book Comment ) - [JEOTTS] Name Clause Cottskall Service Address 1715 Thuman St. gilling Comment Mailing Adoress 1 [715 Shuman St. 1 Mailing Address 2 [ Zip (17820- ) } State [PA] City (Cataulesa Book-Sequence [2.679 ] Deposit Date [ / / ] ID# [88254447] Pump# [ 0 ] Reading Multiplier [ 1888] Hollover Digit [4] Meter Type [8] Neter# [38365236] Neter Units [68] CURRENT 30----55 Current Rate Code & Bulance Average Deposit 54.60] 52.44] [ 52.00] [R2] Water f 52.401 0.001 [ 104.001 -----94+ 68----89 0.08] [ ] 4.46] [ 1.00] 1.11] [ Service [ 9.96] [ 0.01 1.91] [ ] 1.10] [ 1.40] [ 0,80] [ Misc. [ 64.641 Beginning Balance [ 4.00] Beginning Deposit Balance ( 4.46] 4.29) [ 4.44] [ Other 5.08] [ 6.001 2.60] [ Penaltles ----- Avg, Usage 52.46] [ Totale | 0.00] [ 105.60] [ 61.37] [ PAYMENT TOTAL MISC. MATER SERVICE WONTH READING METER WATER DATE PAYMENTS OTHER PENALTY CHARGE READING USAGE CHARGE CHARGE DATE 1.11 4.91 / / 1.11 1.11 1.05 2111 \$2.41 593008 1 45/34/46 222.94 2.60 06/05/86 1.41 4.44 591868 2888 52.00 1.11 2 05/31/06 T.N 10.25 1.10 4.95 1.11 52.48 3 64/28/96 689166 2468 98.88 18.48 7.65 04/20/06 1.11 8.88 52.88 587688 2004 4 83/31/85 8.35 / / 4.44 1.11 1.41 52.00 4.18 585000 3904 5 82/28/86 64.60 5.75 02/14/66 4.48 14.46 52.00 4.11 6 01/31/06 582001 2406 64.64 B.38 01/27/06 18.88 4.48 1.11 52.90 3008 7 12/30/05 586899 1.11 5.28 / / 4.44 1.41 \$2.10 1.11 2010 8 11/30/05 577000 2.60 11/21/05 122.68 11.46 8.88 52.00 1.11 9 10/31/05 575000 3111 . 1.41 5.24 / / 9.00 1.11 2844 52.60 1.11 10 89/29/05 572604 121.10 2.64 89/17/85 14.44 4.11 1.11 52.04 570000 3000 11 48/31/65 5,21 | 1,10 1.6 4.84 52.48 1.44 567800 3000 12 07/29/05 2.60 87/14/05 - 109.86 11.46 52.00 8.00 4.41 3000 13 46/30/05 564991 0.41 4.76 1 1 4.44 1.41 561844 3648 52.11 1.11 14 45/31/45 71.14 795.64 64.41 1.11 1.11 35886 728.00 TOTALS

#### **TIMOTHY T. CHAMBERLAIN**



PHONE (570) 389-5622

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

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 GOTTSHALL

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 GOTTSHALL AT 715 SHUMAN STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

ØEPUTY SHERIFF

TÍMOTHY 47. 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



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

WELLS FARGO BANK, N.A.

Docket # 44ED2006

VS

MORTGAGE FORECLOSURE

JAMES E. GOTTSHALL

#### AFFIDAVIT OF SERVICE

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

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME

THIS FRIDAY, MARCH 24, 2006

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Wendy Westover, Notary Public Bloomeburg, Columbia Co., PA My Commission Expires November 07, 2009 S. HARTZEL DEPUTY SHERIFF

OFFICER:

T. CHAMBERLAIN SERVICE# 1 - OF - 11 SERVICES DATE RECEIVED 3/16/2006 **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 JAMES GOTTSHALL MORTGAGE FORECLOSURE 715 SHUMAN ST. CATAWISSA SERVED UPON RELATIONSHIP IDENTIFICATION \_\_\_\_\_ DATE 33706 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) ATTEMPT\$ DATE TIME OFFICER **REMARKS** 3-17-6 1110 ARTER 3-22-6 DATE 3-24.0( DEPUTY

The second stationed envelope with your Pro-	GOTTSHALL JAMES E 715 SHUMAN STREET CATAWISSA PA 17820	TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	PHONE:570-356-2189	APPT ONLY AFTER OCT 31 - APPT ONLY	HOURS:EVERY TUESDAY 6PM - 8:30PM	PAULA CLARK 138 SOUTH STREET Catawissa PA 17820	MAKE CHECKS PAYBLE TO:	Tax Notice 2006 County & Municipality	
Melobe with your Part	an raurient	REQUESTED	for your convenience	The discount & penalty have been calculated		SINKING FIRE TAX BORO RE	DESCRIPTION	8	
	L: 08 -06 -024 UMAN ST kores Buik Total Assess	Discount 2% Penalty 10%		PAY THIS AMOUNT		5.42		ASMENT MILLS	
		10 N	WP		240.19	17.91 97.07	101.12 24.09	1 1 -	1
Ì	3,600 FI 14,675 18,275	courth	This to	June 30 If paid on or before	245.09	18.28 99.05	24.58	12180 AX AMOUNT DUE INCL PENALTY 102 18 113.5	BILL
	FILE COPY	January 1, 2007	This tax returned to	June 30 If paid after	269,61	108.96	27.04	CL PENALTY 113.50	δ



PHONE (570) 189-5622

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 <u>IMMEDIATELY</u>.

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

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

Timothy T. Chambalain

#### ATTORNEY FOR PLAINTIFF

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

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

COURT OF COMMON PLEAS

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) 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 LICENCIDADOS 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	PENDING INTEREST		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 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, 2005

REQUESTED BY: Timothy T. Chariler lain, Sheriff din.

OFFICER: T. CHAMBERLAIN SERVICE# 2 - OF - 11 SERVICES DATE RECEIVED 3/16/2006 **DOCKET # 44ED2006** PLAINTIFF WELLS FARGO BANK, N.A. DEFENDANT ATTORNEY FIRM JAMES E. GOTTSHALL MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED CATAWISSA WATER MORTGAGE FORECLOSURE SCHOOLHOUSE ROAD CATAWISSA SERVED UPON CARRY BACKMAN RELATIONSHIP SUPERINTENDED IDENTIFICATION DATE 3-1)-6 TIME 1124 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_ Race \_\_ Scx \_\_ Height \_\_ Eyes \_\_ Hair \_\_ Age \_\_ Military \_\_\_ TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_ POB \_\_\_ CCSO \_\_\_ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) ATTEMPTS DATE TIME OFFICER REMARKS DEPUTY \_\_\_\_\_ DATE <u>3</u>-17-6\_\_\_\_\_

OFFICER:

T. CHAMBERLAIN SERVICE# 3 - OF - 11 SERVICES DATE RECEIVED 3/16/2006 DOCKET # 44ED2006 PLAINTIFF WELLS FARGO BANK, N.A. DEFENDANT JAMES E. GOTTSHALL ATTORNEY FIRM JAMES E. GOTTSHALL
MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED CATAWISSA BOROUGH MORTGAGE FORECLOSURE MAIN STREET CATAWISSA SERVED UPON JANET ZRB RELATIONSHIP Szct 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 \_\_\_ CCSO \_\_\_ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE F. OTHER (SPECIFY) ATTEMPTS DATE TIME OFFICER REMARKS DATE 3-17-6 DEPUTY

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OFFICER: T. CHAMBERLAIN SERVICE# 4 - OF - 11 SERVICES DATE RECEIVED 3/16/2006 DOCKET # 44ED2006 PLAINTIFF WELLS FARGO BANK, N.A. DEFENDANT DEFENDANT JAMES E. GOTTSHALL
ATTORNEY FIRM MARK J. UDREN & ASSOCIATES PERSON/CORP TO SERVED PAPERS TO SERVED PAULA CLARK-TAX COLLECTOR MORTGAGE FORECLOSURE 138 SOUTH STREET CATAWISSA SERVED UPON DROPED IN MAIL STOT RELATIONSHIP \_\_\_\_\_\_ IDENTIFICATION \_\_\_\_\_ DATE 3-1)-6 TIME 1/00 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 DATE 3-17-6

OFFICER: DATE RECEIVED	3/16/2006	SERVICE# DOCKET#	5 - OF - 11 SERVICES 44ED2006
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# 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 DEBTH 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.

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

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

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

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

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

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

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

856-669-5400

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) NO. 2006-CV-116 MF Write 2006 8844

#### 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

\$ <u>56,822.78</u>
sale is

Prothonotary

3-16-2006

Proth. & Clk. Of Sev. Courts My Cem. 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

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

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) COURT OF COMMON PLEAS

ATTORNEY FOR PLAINTIFF

NO. 2006-CV-116 MF

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

COUNTY OF CAMDEN

SS

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

Sworn to and subscribed before me this 10th day of March, 2006.

Name: Title: Company:

ATTORNEY FOR PLAINTIFF WOREN LAW OFFICES, P.C.

KRISTEN AMNETTE PLUCK MOTARY PUBLIC OF NEW LEBSEY Commission Explica 5/31/2009

ATTORNEY FOR PLAINTIFF

111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

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COURT OF COMMON PLEAS

3.7

James E. Gottshall 715 Shuman Street Catawissa, PA 17820

Defendant(s)

NO. 2006-CV-116 MF

#### CERTIFICATE TO THE SHERIFF

#### I HEREBY CERTIFY THAT:

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

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

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

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

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

- Resident in the Commonwealth of Pennsylvania хA.
- Not resident in the Commonwealth of Pennsylvania в.
- 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:

Address & I.D. # as above

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

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

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) COURT OF COMMON PLEAS

NO. 2006-CV-116 MF

#### CERTIFICATE

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

> ) An FHA insured mortgage Non-owner occupied ) Vacant  $(\mathbf{x})$ Act 91 procedures have been fulfilled. ) Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE ATTORMEY FOR PLAINTIFF

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

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James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) COURT OF COMMON PLEAS

FCOPPY

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(		)	Non-owner occupied
(		)	Vacant
(	х	)	Act 91 procedures have been fulfilled.
(		)	Over 24 months delinquent.

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UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE ATTORNEY FOR PLAINTIFF

#### ATTORNEY FOR PLAINTIFF

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

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COURT OF COMMON PLEAS

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 Defendant(s) 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 Claim Bureau P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 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 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. Edren, ESO. 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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7.7

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Defendant(s)

COURT OF COMMON PLEAS

NO. 2006-CV-116 MF

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James E. Gottshall

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SAME AS #1 ABOVE

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

Name

Address

Plaintiff herein.

See Caption above.

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

Name

Address

none

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

Name

Address

Columbia County Tax Claim Bureau

P.O. Box 380, Bloomsburg, PA 17815

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

Commonwealth of PA, Department of Revenue

Bureau of Compliance, PO Box 281230 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

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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. Attornéy for /Plai

#### ATTORNEY FOR PLAINTIFF

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

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COURT OF COMMON PLEAS

James E. Gottshall 715 Shuman Street Catawissa, PA 17820 NO. 2006-CV-116 MF

Defendant(s)

#### 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 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 LICENCIDADOS Susquehanna Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

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 DEBTH 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 NJ, PA
\*\*TADMITTED 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, <u>POST</u> 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 SUITE 200 CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400 FAX: 856 . 669-5399 <u>PENNSYLVANIA OFFICE</u> 215-568-9500 215-568-1141 FAX

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UDREN LAW OFFICES, P.C.

Mark J/Udren, Esquire Attorney for Plaintiff ORIGINAL BOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC** 

PA ESCROW ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003

3-180/360

55426

55426

NUMBER

**AMOUNT** 

03/08/2006

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

Sheriff of Columbia County

PAY TO THE ORDER

DATE

\$1,500.00

VOID AFTER 90 DAYS

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE . HED MAGE DISAPPEAS WITH HEAT SHERIFF SALE DEPOSIT 05120716 Gottshall Ä

589745 3# #055426# #036001808# 36