

SHERIFF'S SALE COST SHEET

10/15/10 vs. Chicot
 NO. 60-06 ED NO. 00-03 JD DATE/TIME OF SALE 10/15/10

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>47.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>284.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>232.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>457.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1350.00
\$ 842.00
\$ 508.00



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025
New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

June 16, 2006

RE: WELLS FARGO BANK MINNESOTA N.A.
VS. JUDY CHESTNUT
C.C.P. COLUMBIA COUNTY NO. 2003-CV 700

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

Dear Sir or Madam:

Please STAY the Sheriff's sale currently scheduled for July 12, 2006. The debtor's bankruptcy case number 04-50904 has been reinstated.

Very truly yours,


RICHARD F. STERN

RFS/hc

SENT VIA FAX 570-389-5625

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK MINNESOTA

VS.

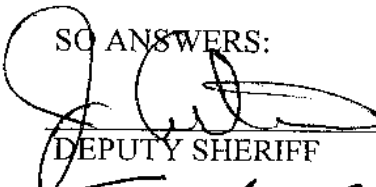
JUDY CHESTNUT

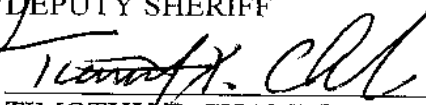
WRIT OF EXECUTION #60 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JUDY CHESTNUT AT 221D JAMISON CITY ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31TH 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) 784-6300

WELLS FARGO BANK MINNESOTA, N.A.,
AS TRUSTEE FOR THE REGISTERED
HOLDERS OF HOME EQUITY LOAN ASSET-
BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL
BANK FSB

Docket # 60ED2006

VS

MORTGAGE FORECLOSURE

JUDY CHESTNUT

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 11, 2006, AT 5:10 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JUDY CHESTNUT AT 221D JAMISON CITY ROAD, BENTON BY
HANDING TO JUDY CHESTNUT, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 12, 2006



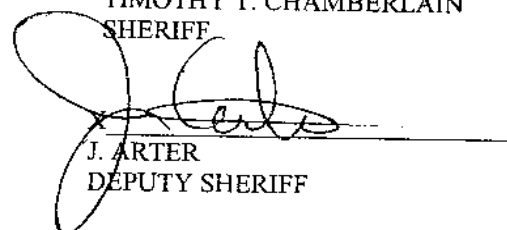
NOTARY PUBLIC

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



X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025

New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

May 2, 2006

RE: WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
VS. JUDY CHESTNUT
C.C.P. COLUMBIA COUNTY, NO. 2003-CV-700

Prothonotary's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Certificate of Service in connection with the above referenced matter. Kindly file the original of record and return a time-stamped copy to our office. A self-addressed stamped envelope is provided.

Thank you for your attention to the matter.

Very truly yours,

BRADLEY D. SISLEY

BDS/ah
Enclosure
Cc: Sheriff Columbia County

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111
I.D. #200040

WELLS FARGO BANK MINNESOTA, N.A., :
as Trustee, by its attorney in fact,
Ocwen Federal Bank FSB

VS.

NO. 2003-CV-700

JUDY CHESTNUT

CERTIFICATE OF SERVICE

I, BRADLEY D. SISLEY, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant by certified mail, return receipt requested on April 28, 2006.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on April 28, 2006 as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG LLP



BY:

BRADLEY D. SISLEY
Attorney for Plaintiff

5/2/06

7005 1820 0007 5878 8233

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
PA 19046-9306 APR 18 2008 POSTMARK HERE STATION PA 19046-9306 USPS	
Sent To	Judy Chestnut
Street, Apt. No., or PO Box No.	221D Jamison City Road
City, State, ZIP+4	Benton, PA 17814
PS Form 3800, June 2002	
See Reverse for Instructions	

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received by	STERN & EISENBERG LLP Attorneys at Law The Pavilion 261 Old York Road, Suite 410 Jenkintown, PA 19046-3722		
One piece	Tax Claim Bureau Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815		
PA 19046-9306 APR 18 2008 POSTMARK HERE STATION PA 19046-9306 USPS			

PS Form 3817, January 2001

UNITED STATES
PA 19046-9306
APR 18 2008
POSTMARK HERE
STATION PA 19046-9306
USPS

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received by	STERN & EISENBERG LLP Attorneys at Law The Pavilion 261 Old York Road, Suite 410 Jenkintown, PA 19046-3722		
One piece of	Domestic Relations P.O. Box 380 Bloomsburg, PA 17185		
PA 19046-9306 APR 18 2008 POSTMARK HERE STATION PA 19046-9306 USPS			

PS Form 3817, January 2001

UNITED STATES
PA 19046-9306
APR 18 2008
POSTMARK HERE
STATION PA 19046-9306
USPS

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2006

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 60ED2006

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL BANK FSB

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
JUDY CHESTNUT
221D JAMISON CITY ROAD
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Judy

RELATIONSHIP DEF IDENTIFICATION _____

DATE 4-11-6 TIME 1700 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 4-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2006

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 60ED2006

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL BANK FSB

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

PERSON/CORP TO SERVED
SHIRLEY LOCKARD-TAX COLLECTOR
541 CAMP LAVIGNE ROAD
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 4-11-6 TIME 1440 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

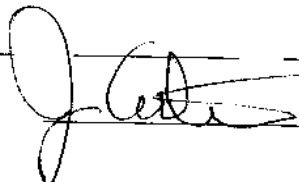
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/10/2006

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 60ED2006

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL BANK FSB

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 4-11-6 TIME 1:340 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 4-11-6

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-APR-06

FEE: \$5.00

CERT. NO: 1899

CHESTNUT JUDY
221 JAMISON CITY ROAD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED 20021-1440
LOCATION:
PARCEL: 32 -14C-012-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2004	PRIM	900.42	17.30		115.00	1,032.72
2005	PRIM	1,046.72	22.04		30.00	1,098.76
TOTAL DUE :						\$2,131.48

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:
DATE RECEIVED 4/10/2006

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 60ED2006

PLAINTIFF

WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL BANK FSB

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP DEB IDENTIFICATION _____

DATE 4-11-06 TIME 1330 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 4-11-06

Address
B. Received by (Printed Name)
D. Is delivery address different from item 1? If YES, enter delivery address below:
3. Service Type
4. Restricted Delivery? (Extra Fee)
102595-02-M-1

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106
2. Article Number
7004 1160 0005 9399 1559
PS Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1

1. Article Addressed to:
U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDEAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107
2. Article Number
7004 1160 0005 9399 1573
PS Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230
2. Article Number
7004 1160 0005 9399 1580
PS Form 3811, February 2004
Domestic Return Receipt
102595-02-M-1

REAL ESTATE OUTLINE

ED # 60-06

DATE RECEIVED 4-10-06
DOCKET AND INDEX 4-11-06
SET FILE FOLDER UP 4-11-06

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 ✓ CK# 264

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

SALE DATE July 12, 06 TIME 1100
POSTING DATE June 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 5, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2006 ED AND CIVIL WRIT NO. 700 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece, parcel or lot of land situate in the Village of Jamison City, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Bounded on the south by Sixth Street, on the east by the eastern one hundred twenty (120) feet of Lots Nos. 40, 41 and 42, on the north by Lot No. 43, and on the west by an alley; the same being fifty (50) feet in width on Sixth Street and one hundred twenty (120) feet in depth along said alley, and also being known as the western fifty (50) feet of Lots Nos. 40, 41 and 42 on the Plan of the Village of Jamison City.

Excepting and reserving therefrom all mines, minerals, coal, oil, gas, or petroleum found in or under the surface, as fully as excepted and reserved by and in Deed from Elk Tanning Company, Recorded in Columbia County Deed Book 102, Page 48.

For Identification Purposes Only, said parcels are known as Tax Parcel Nos. 32-14C-014-00000 and 32-14C-12-00000 in the office of the Columbia County Assessment Bureau.

Being the same premises which Ann L. Swisher, now Ann L. Fazler and Karl D. Fazler, her husband, by Deed dated September 3, 2002, and recorded September 27, 2002, as Instrument No. 200211440, granted and conveyed unto Judy Chestnut, in fee.

Parcel # 32-14C-012

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
Bradley D. Sisley
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:00 AM

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Excepting and reserving therefrom all mines, minerals, coal, oil, gas, or petroleum found in or under the surface, as fully as excepted and reserved by and in Deed from Elk Tanning Company, Recorded in Columbia County Deed Book 102, Page 48.

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Parcel # 32-14C-012

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Plaintiff's Attorney
Bradley D. Sisley
261 Old York Road
Jenkintown, PA 19046

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 11:00 AM

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Parcel # 32-14C-012

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
Bradley D. Sisley
261 Old York Road
Jenkintown, PA 19046

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

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

Wells Fargo Bank Minnesota N.A.
as Trustee for the registered holders
of Home Equity Loan Asset-Backed
Certificates Series 2002-3

vs

Judy Chestnut

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003 CV 700 Term 19

2006-ED-60

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

221D Jamison City Road, Benton, PA 17814

(SEE LEGAL ATTACHED)

Amount Due \$ 57,798.67

Interest from 11/13/03 at the per diem
rate of \$14.38 until judgment is paid in full

Total

\$

Plus costs \$

as endorsed.

Dated April 10, 2006

(SEAL)

Lami B. Kline

Prothonotary, Common Pleas Court of Columbia
County, Penna.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank Minnesota N.A.

vs

Judy Chestnut

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs	14.00 pd.
Prothy Paid	90.50 pd.
Writ, Ret. & Sat.	23.00 pd. 02/19/04
Total Cost	23.00 pd. 11/24/03

Bradley D. Sisley

Attorney for Plaintiff

Address of Defendant(s)

221D Jamison City Road, Benton, PA 17814

STERN & EISENBERG LLP
Attorneys at Law

261 Old York Road, Suite 410
Jenkintown, PA 19046-3722

Where papers may be served.

All that certain piece, parcel or lot of land situate in the Village of Jamison City, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Bounded on the south by Sixth Street, on the east by the eastern one hundred twenty (120) feet of Lots Nos. 40, 41 and 42, on the north by Lot No. 43, and on the west by an alley; the same being fifty (50) feet in width on Sixth Street and one hundred twenty (120) feet in depth along said alley, and also being known as the western fifty (50) feet of Lots Nos. 40, 41 and 42 on the Plan of the Village of Jamison City.

Excepting and reserving therefrom all mines, minerals, coal, oil, gas, or petroleum found in or under the surface, as fully as excepted and reserved by and in Deed from Elk Tanning Company, Recorded in Columbia County Deed Book 102, Page 48.

For Identification Purposes Only, said parcels are known as Tax Parcel Nos. 32-14C-014-00000 and 32-14C-012-00000 in the office of the Columbia County Assessment Bureau.

Being the same premises which Ann L. Swisher, now Ann L. Fazler and Karl D. Fazler, her husband, by Deed dated September 3, 2002, and recorded September 27, 2002, as Instrument No. 200211440, granted and conveyed unto Judy Chestnut, in fee.

Parcel # 32-14C-012



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

261 Old York Road • The Pavilion • Suite 410 • Jenkintown, PA 19046-3722 • Telephone: (215) 572.8111 • Facsimile: (215) 572.5025

New Jersey Office: 22 North Main Street • Lambertville, NJ 08530

April 6, 2006

RE: WELLS FARGO BANK MINNESOTA, N.A.
VS. JUDY CHESTNUT
C.C.P. COLUMBIA CO. NO. 2003-CV-700

Prothonotary'S Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

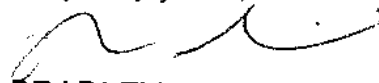
Dear Sir or Madam:

I represent the plaintiff in the above matter and I am enclosing herewith the following:

Order granting relief from the automatic stay
Notice of Sale to Defendant
3129.1 Affidavit
Praecipe for Writ of Execution
Writ of Execution
Check to the Sheriff for \$1,350.00
Check to Prothonotary \$23.00

Please have the Prothy file the 3129.1 Affidavit and issue the Writ. Thereafter, the Writ should be transmitted it to the Sheriff together with remaining papers and check in the amount of \$1,350.00. Ask the Sheriff to schedule the sale for the next available listing and thereafter, advise.

Very truly yours,



BRADLEY D. SISLEY

BDS/ab
Enclosures

ORDER FOR SERVICE

DATE: 4/6/2006

CASE #: 2003-CV-700

TO: SHERIFF OF COLUMBIA COUNTY

FROM: STERN AND EISENBERG LLP
THE PAVILION
261 OLD YORK ROAD
SUITE 410
JENKINTOWN, PA 19046
(215) 572-8111

XX WRIT
— COMPLAINT
— ASSUMPSIT
— TRESPASS
— EQUITY
— DIVORCE

WELLS FARGO BANK MINNESOTA, N.A.
Plaintiff

Vs.

JUDY CHESTNUT
Defendant

SERVE JUDY CHESTNUT AT:

STREET: 221D JAMISON CITY ROAD, BENTON, PA 17814

POST OFFICE: _____

TOWNSHIP: _____

SPECIAL INSTRUCTIONS FOR SERVICE:

SERVICE WAS NOT MADE BECAUSE:

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: Judith A. Chestnut,
Debtor(s).

CHAPTER 13

Wells Fargo Bank, N.A., et al.,
Movant,

BANKRUPTCY CASE NUMBER
04-50904/JJT

v.

Judith A. Chestnut,
Debtor(s),
and
Charles J. Dehart, III, Trustee,
Additional Respondent.

ORDER

AND NOW, this 3rd day of April, 2006, after notice to all required parties and certification of default under the terms of this Court's Order of October 5, 2005, it is ORDERED AND DECREED that the automatic stay of all proceedings, as provided under 11 U.S.C. §362 of the Bankruptcy Code is lifted to permit Wells Fargo Bank, N.A., et al., and its successors in interest, if any, to proceed with the foreclosure process through, among other remedies, but not limited to, Sheriff's Sale regarding the premises 221D Jamison City Road, Benton, PA 17814 and a possessory action if necessary.

Date: April 3, 2006


John J. Thomas, Bankruptcy Judge

(BC)

This electronic order is signed and filed on the same date.

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

BRADLEY D. SISLEY, ESQUIRE
STERN AND EISENBERG LLP
The Pavilion
261 Old York Road, Suite 410
Jenkintown, PA 19046
(215) 572-8111
I.D. #200040

WELLS FARGO BANK MINNESOTA, N.A., :
as Trustee for the registered holders of Home
Quity Loan Asset-Backed Certificates Series
2002-3 by its attorney in fact :
Ocwen Federal Bank FSB

VS. : NO. 2003-CV-700

JUDY CHESTNUT :

AFFIDAVIT PURSUANT TO RULE 3129.1

BRADLEY D. SISLEY, attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 221D Jamison City Road, Benton, PA 17814

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

Judy Chestnut
221D Jamison City Road
Benton, PA 17814

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

Judy Chestnut
221D Jamison City Road
Benton, PA 17814

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

N/A

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

N/A

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

N/A

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:

N/A

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:

Domestic Relations
P.O. Box 380
Bloomsburg, PA 17185

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

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

Date: 4/6/2006

STERN AND EISENBERG LLP

BY:



BRADLEY D. SISLEY,
Attorney for Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

BRADLEY D. SISLEY, ESQUIRE
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TO: JUDY CHESTNUT
221D JAMISON CITY ROAD
BENTON, PA 17814

Your real estate at 221D JAMISON CITY ROAD, BENTON, PA 17814 is scheduled to be sold at Sheriff's Sale on , 2006 at A.M/P.M, in the Columbia County Courthouse, Bloomsburg, PA 17815, (subject to change without further notice) to enforce the court judgment of \$57,798.67 obtained by Wells Fargo Bank Minnesota N.A. by its attorney in fact Ocwen Federal Bank FSB against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to Stern and Eisenberg the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern and Eisenberg, telephone (215) 572-8111.
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.

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5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 334-6781 x230 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

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VS. : NO. 2003-CV-700

JUDY CHESTNUT :

RE PREMISES: 221 D JAMISON CITY ROAD, BENTON, PA 17814

Dear Sir or Madam:

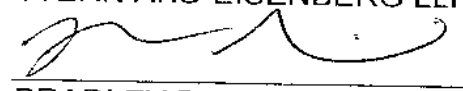
Please be advised that I represent the above creditor which has a judgment against the above defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on , 2006 in the Columbia County Courthouse, Bloomsburg, PA (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$57,798.67 plus interest thereon entered in the above matter in favor of plaintiff against the above-named defendant(s) who are also the real owner(s) of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN AND EISENBERG LLP

BY:


BRADLEY D. SISLEY,
Attorney for Plaintiff

4/6/2006

All that certain piece, parcel or lot of land situate in the Village of Jamison City, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

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Being the same premises which Ann L. Swisher, now Ann L. Fazler and Karl D. Fazler, her husband, by Deed dated September 3, 2002, and recorded September 27, 2002, as Instrument No. 200211440, granted and conveyed unto Judy Chestnut, in fee.

Parcel # 32-14C-012

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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:

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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. Section 4904 relating to unsworn falsification to authorities.

Date: 4/6/2006

STERN AND EISENBERG LLP

BY: 

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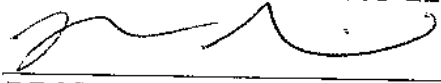
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2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call Stern and Eisenberg, telephone (215) 572-8111.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 334-6781 x230 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

All that certain piece, parcel or lot of land situate in the Village of Jamison City, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit;

Bounded on the south by Sixth Street, on the east by the eastern one hundred twenty (120) feet of Lots Nos. 40, 41 and 42, on the north by Lot No. 43, and on the west by an alley; the same being fifty (50) feet in width on Sixth Street and one hundred twenty (120) feet in depth along said alley, and also being known as the western fifty (50) feet of Lots Nos. 40, 41 and 42 on the Plan of the Village of Jamison City.

Excepting and reserving therefrom all mines, minerals, coal, oil, gas, or petroleum found in or under the surface, as fully as excepted and reserved by and in Deed from Elk Tanning Company, Recorded in Columbia County Deed Book 102, Page 48.

For Identification Purposes Only, said parcels are known as Tax Parcel Nos. 32-14C-014-00000 and 32-14C-012-00000 in the office of the Columbia County Assessment Bureau.

Being the same premises which Ann L. Swisher, now Ann L. Fazler and Karl D. Fazler, her husband, by Deed dated September 3, 2002, and recorded September 27, 2002, as Instrument No. 200211440, granted and conveyed unto Judy Chestnut, in fee.

Parcel # 32-14C-012

080912/11-03

STERN AND EISENBERG LLP

ATTORNEYS AT LAW
261 OLD YORK ROAD
410 THE PAVILION
JENKINTOWN, PA 19046

FIRST TRUST
3-7380-2360

DATE

NUMBER

AMOUNT

PAY

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

TO THE
ORDER OF
Sheriff- Columbia County

TRUST ACCOUNT

Ocwen vs Chestnut #101738383

⑈000254⑈ ⑆23507380⑆ 70 320390⑈

Mary Lisa

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