

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Thomas Benedict  
 NO. 126-07 ED NO. 826-07 JD DATE/TIME OF SALE Dec. 5 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>429.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>830.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1055.68</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>Pd</u>
SCHOOL DIST.	20	\$ <u>Pd</u>
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>130.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1671.68

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Thomas Benefield

NO. 126-07 ED NO. 826-07 JD

DATE/TIME OF SALE: Dec. 5 0930

BID PRICE (INCLUDES COST) \$ 16,478

POUNDAGE - 2% OF BID \$ 33.43

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1705.11

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Thomas Benefield

TOTAL DUE: \$ 1705.11

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 205.11

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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



Commerce Bank  
America's Most Convenient Bank®  
1-800-YES-2000

3-180/360

103093

103093

NUMBER

AMOUNT

DATE

\$205.11

12/06/2007

\*\*Two hundred Five dollars and Eleven cents\*\*

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

*[Handwritten signature]*

For Sheriff Settlement 07050139 Benedict

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

⑈103093⑈ ⑆036001808⑆ 36 589745 3⑈

SECURE  
REACTIVE  
PAPER

MP

MP

Prints on back

Security Features Included

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

FACSIMILE TRANSMITTAL SHEET

TO: *Sharon Kluge* FROM: *Tim Chamberlain*  
COMPANY: DATE: *12-5-07*  
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *3*  
PHONE NUMBER: SENDER'S REFERENCE NUMBER:  
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

**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**  
**215-568-9300**  
**215-568-1141 FAX**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**HEIDI R. SPIVAK\*\*\***  
**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**

December 6, 2007

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

RE: Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1 vs.  
Thomas J. Benedict  
United States of America  
Property: 167 Indian Territory Road  
(Locust Township)  
Catawissa, PA 17820  
Columbia County C.C.P. No.: 2007-CV-826  
Sheriff's Sale Date: December 5, 2007

Dear Sir or Madam:

As attorney on the Writ, we are requesting the **DEED** be recorded in the name of **Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1, 6501 Irvine Center Drive, Irvine, CA. 92618-2118.**

Enclosed please find our check in the amount of \$205.11 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,

*Sharon Kluge*

Sharon Kluge  
Legal Assistant

Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A CORRESPONDENT - All inquiries may be directed to the following person:

Name <b>Udren Law Offices, P.C.</b>		Telephone Number: Area Code <b>(856) 482-6900</b>	
Street Address <b>111 Woodcrest Road, Suite 200</b>	City <b>Cherry Hill</b>	State <b>NJ</b>	Zip Code <b>08003</b>

### B TRANSFER DATA

Grantor(s)/Lessor(s) <b>Sheriff of Columbia County</b>		Date of Acceptance of Document	
Street Address <b>P.O. Box 380</b>		Grantee(s)/Lessee(s) <b>Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1</b>	
City <b>Bloomsburg</b>	State <b>PA</b>	Zip Code <b>17815</b>	Street Address <b>6501 Irvine Center Drive</b>
			City <b>Irvine</b>
			State <b>CA</b>
			Zip Code <b>92618</b>

### C PROPERTY LOCATION

Street Address <b>167 Indian Territory Road</b>		City, Township, Borough <b>Catawissa</b>	
County <b>Columbia</b>	School District <b>Catawissa</b>	Tax Parcel Number <b>20-08-003</b>	

### D VALUATION DATA

1. Actual Cash Consideration <b>\$1,671.68</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$1,671.68</b>
4. Country Assessed Value <b>\$54,820.00</b>	5. Common Level Ratio Factor <b>x 3.55</b>	6. Fair Market Value <b>= \$194,611.00</b>

### E EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>
--	--

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or interstate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **Instru.#200213008**, Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from the sheriff to mortgagee as a result of an action in mortgage foreclosure.**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Correspondent or Responsible Party <i>S. Sharon Kluge</i>	Date <i>10/6/2007</i>
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Thomas Bane Jr.  
 NO. 126-07 ED NO. 826-07 JD DATE/TIME OF SALE Dec. 5 6930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>44.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>6.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>427.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>322.86</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>547.86</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>46.50</u>	
TOTAL *****		\$ <u>56.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>14</u>
SCHOOL DIST. 20	\$	<u>14</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL *****		\$ <u>33.00</u>

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

SURCHARGE FEE (DSTE)	\$	<u>130.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1574.86

**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  
215-368-9500

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

November 7, 2007

Sent via telefax #570-389-5625

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

Re: Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates  
Series 2003-OPT1

vs.

Thomas J. Benedict

United States of America

Columbia County C.C.P. No. 2007-CV-826

Premises: 167 Indian Territory Road (Locust Township)  
Catawissa, PA 17820

SS Date: November 7, 2007

Dear Diane:

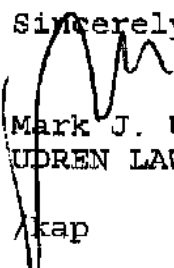
Please POSTPONE the Sheriff's Sale scheduled for November 7, 2007  
to December 5, 2007.

Sale is Postponed for the following reason:

No bidding instructions.

Thank you for your attention to this matter.

Sincerely yours,

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

/kap



**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 18, 2007

Sent via telefax #570-389-5625

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

Re: Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates  
Series 2003-OPT1  
vs.

Thomas J. Benedict  
United States of America  
Columbia County C.C.P. No. 2007-CV-826  
Premises: 167 Indian Territory Road (Locust Township)  
Catawissa, PA 17820  
SS Date: September 19, 2007

Dear Diane:

Please POSTPONE the Sheriff's Sale scheduled for  
September 19, 2007 FOR 30 DAYS.

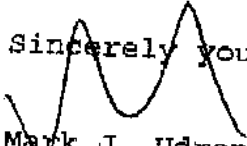
NEW SALE DATE: Oct 7 2:30 PM

Sale is Postponed for the following reason:

To allow time to resolve title issues.

Thank you for your attention to this matter.

Sincerely yours,

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

/kap

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 29 and September 5, 12, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 12<sup>th</sup> day of September 2007

(Notary Public)  
COMMONWEALTH OF PENNSYLVANIA  
My commission expires Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

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

UDREN LAW OFFICES, P.C.

BY: Mark J. Udren

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 MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1  
6501 Irvine Center Drive  
Irvine, CA 92618-2118  
Plaintiff

v.

Thomas J. Benedict  
United States of America  
167 Indian Territory Road  
Catawissa, PA 17820  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2007-CV-826

**COPY**

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: August 24, 2007

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire  
Attorney 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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as Trustee for  
MASTR Asset Backed Securities Trust  
2003-OPT1 Mortgage Pass-Through  
Certificates Series 2003-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2007-CV-826

v.  
Thomas J. Benedict  
United States of America  
Defendant(s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

**OWNER(S):** Thomas J. Benedict  
United States of America

**PROPERTY:** 167 Indian Territory Road  
(Locust Township)  
Catawissa, PA 17820

**Improvements:** RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **September 19, 2007**, at 9:30 a.m., at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**EXHIBIT A**

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7094

Domestic Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7124

Domestic Return Receipt

102595-02-M-1540

4

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7100

Domestic Return Receipt

102595-02-M-1540

Return Receipt

102595-02-M-1540

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7131

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7155

Domestic Return Receipt

102595-02-M-1540

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) MASS. 10 JUL 11 2007  
 C. Date of Delivery JUL 11 2007  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2760 0004 5957 7117

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

Name and Address of Sender

UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003

ATTN: Joyce Garcia

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Reg. Del. Fee	Remarks
1		COMMONWEALTH OF PA. DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 167 Indian Territory Road (Locust Township) Catawissa, PA 17820											
3		Wells Fargo Bank, N.A., 6501 Irvine Center Drive Irvine, CA 92618-2118											
4		Commonwealth of Pennsylvania Department of Labor & Industry 16th Fl., L&I Building Harrisburg, PA 17121											
5		U.S.A. US Dept. of Justice U.S. Attorney, Federal Bldg. 228 Walnut St., P.O. Box 11754 Harrisburg, PA 17108											
6		Internal Revenue Service Technical Support Group William Green Federal Bldg. 600 Arch St., Room 3259 Philadelphia, PA 19106											
7		Atty General of U.S. U.S. Dept. of Justice, Rm 5111 Main Justice Bldg., 10th & Constitution Ave. N.W. Washington, DC 20531											
8		Columbia County Tax Claim PO Box 380 Bloomsburg, PA 17815											
9		Domestic Relations Section PO Box 380 Bloomsburg, PA 17815											
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1994

Thomas J. Benedict  
United States of America; #07050139 (Columbia) 09/19/07

EXHIBIT A

26

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

Atty General of U.S. U.S. Dept. of Justice, Rm  
5111 Main Justice Bldg., 10th & Constitution Ave.  
N.W. Washington, DC 20531



E285 5410 1000 054E 9002  
E285 5410 1000 054E 9002

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage	\$
Certified Fee	26.5
Return Receipt Fee (Endorsement Required)	21.5
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Sent To	
Street, Ap. Atty General of U.S. U.S. Dept. of Justice, Rm or PO Box 5111 Main Justice Bldg., 10th & Constitution Ave. City, State N.W. Washington, DC 20531	
PS Form 3800, August 2006 See Reverse for Instructions	

EXHIBIT A

# EXHIBIT A

## Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For
- values, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Atty General of U.S. U.S. Dept. of Justice, Rm  
5111 Main Justice Bldg., 10th & Constitution Ave.  
N.W. Washington, DC 20531

## COMPLETE THIS SECTION ON DELIVERY

A. Signature <b>X</b>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery
D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

## 3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☒ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from serv 7006 3450 0001 0175 5873

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

U.S.A. US Dept. of Justice U.S. Attorney, Federal  
Bldg. 228 Walnut St., P.O. Box 11754  
Harrisburg, PA 17108



0885 5210 1000 054E 9002  
0885 5210 1000 054E 9002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Postage \$	
Certified Fee	26.5
Return Receipt Fee (Endorsement Required)	215
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To	
U.S.A. US Dept. of Justice U.S. Attorney, Federal	
Street, A; Bldg. 228 Walnut St., P.O. Box 11754	
or PO Box Harrisburg, PA 17108	
City, State, ZIP+4	
PS Form 3800, August 2006	
See Reverse for Instructions	

EXHIBIT A

EXHIBIT A

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S.A. US Dept. of Justice U.S. Attorney, Federal  
Bldg. 228 Walnut St., P.O. Box 11754  
Harrisburg, PA 17108

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail
- ☐ Express Mail
- ☐ Registered
- ☒ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

28

2. Article Number 7006 3450 0001 0275 5880  
(Transfer from sel)

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1540

30

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

Internal Revenue Service Technical Support  
Group William Green Federal Bldg.  
600 Arch St., Room 3259 Philadelphia, PA 19106



9995 52TD 1000 054E 9002  
9995 52TD 1000 054E 9002

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b>		<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a> ®					
<b>OFFICIAL USE</b>					
Postage	\$		Postmark Here		
Certified Fee		26.5			
Return Receipt Fee (Endorsement Required)		2.15			
Restricted Delivery Fee (Endorsement Required)					
Total Postage & Fees	\$				
Sent To: Internal Revenue Service Technical Support					
Street: Group William Green Federal Bldg.					
or PO 600 Arch St., Room 3259 Philadelphia, PA 19106					
City, State, ZIP+4					
PS Form 3800, August 2006 See Reverse for Instructions					

EXHIBIT A

# EXHIBIT A

## Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

## Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuable items, please consider insured or Registered Mail.

- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".

- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Internal Revenue Service Technical Support  
Group William Green Federal Bldg.  
600 Arch St., Room 3259 Philadelphia, PA 19106

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from ser)

7006 3450 0001 0175 5866

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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 MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1

Plaintiff

v.

Thomas J. Benedict  
United States of America

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2007-CV-826

CERTIFICATE OF SERVICE

I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of Notice of Sale upon the following person(s) named herein at their last known address or their attorney of record.

\_\_\_\_\_ Regular First Class Mail  
\_\_\_\_\_ Certified Mail  
\_\_\_\_\_ Other (certificate of mailing)

Date Served: August 13, 2007

TO: United States of America  
U.S. Dept. of Justice, U.S. Attorney  
Federal Bldg., 228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

UDREN LAW OFFICES, P.C.

By: \_\_\_\_\_  
Mark J. Udren, Esquire  
Attorney for Plaintiff

EXHIBIT

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

TO: United States of America  
US Dept. of Justice  
U.S. Attorney, Federal Bldg.  
228 Walnut St., P.O. Box 11754  
Harrisburg, PA 17108



ET 9T 2446 1000 0180 9002  
ET 9T 2446 1000 0180 9002

U.S. Postal Service	
<b>CERTIFIED MAIL<sup>®</sup> RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at: <a href="http://www.usps.com">www.usps.com</a>	
Bendable Flat Mail <sup>®</sup> <b>U.S. E-7/19</b>	
Postage	\$ 2.11
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21
Sent To	
UNITED STATES OF AMERICA	
Street, Apt. No., or PO Box No.	U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg. 228 Walnut Street, P.O. Box 11754
City, State, ZIP+4	Harrisburg, PA 17108
PS Form 3800, June 2002	
See Reverse for Instructions	

EXHIBIT

**ENTER MAIL PREMISES.**

mailing receipt

unique identifier for your mailpiece

record of delivery kept by the Postal Service for two years

**X-Start Features:**

ertified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.

ertified Mail is not available for any class of international mail.

**INSURANCE COVERAGE IS PROVIDED WITH Certified Mail. For**

situations, please consider Insured or Registered Mail.

or an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorsement "Return Receipt Requested," to receive a fee waiver for duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.

or an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".

a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**NOTES:** Save this receipt and present it when making an inquiry.

ortant access to delivery information is not available on mail

Issued to AP03 and FPOs.

PS Form 3800, June 2002 (Reverse)

COMPLETE THIS SECTION ON DELIVERY

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

**1. Article Addressed to:**

**UNITED STATES OF AMERICA**  
U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg  
228 Walnut Street, P.O. Box 11754  
Harrisburg, PA 17109

- |  |                     |  |
|--|---------------------|--|
| A. Signature<br><b>X</b>   |                     | <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee |
| B. Received by (Printed Name)  | C. Date of Delivery |  |
| D. Is delivery address different from Item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No  |                     |  |
| 3. Service Type<br><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. |                     |  |
| 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes   |                     |  |

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1540

Name and Address of Sender  
UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003  
ATTN: Kristen Pluck

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

R.R. Fee

S.D. Fee

S.H. Fee

Rel. Del. Fee

Rem. Fee

EXHIBIT B

Line Article Number Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Ad. Value (If Regs.)

Insured Value

Due Sender If COD

R.R. Fee

S.D. Fee

S.H. Fee

Rel. Del. Fee

Rem. Fee

1 UNITED STATES OF AMERICA  
U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg.  
228 Walnut Street, P.O. Box 11754  
Harrisburg, PA 17108



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R800, S813, and S821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3817, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Thomas J. Benedict  
United States of America; #07050139 (Columbia)



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR MASTR ASSET BACKED SECURITIES  
TRUST 2003-OPT1 MORTGAGE PASS-  
THROUGH CERTIFICATES SERIES 2003-  
OPT1

Docket # 126ED2007

VS

MORTGAGE FORECLOSURE

THOMAS J. BENEDICT  
UNITED STATES OF AMERICA

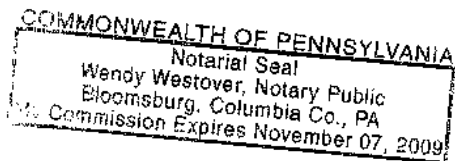
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 09, 2007, AT 3:30 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON THOMAS BENEDICT AT 167 INDIAN TERRITORY ROAD,  
CATAWISSA BY HANDING TO THOMAS BENEDICT, , 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 FRIDAY, AUGUST 10, 2007

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
C. CARROLL  
DEPUTY SHERIFF

EXHIBIT B

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK.

VS.

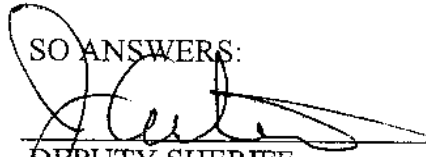
THOMAS BENEDICT

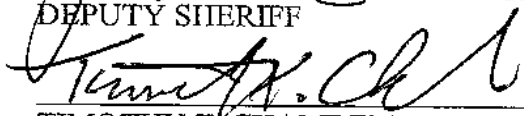
WRIT OF EXECUTION #126 OF 2007 ED

POSTING OF PROPERTY

August 16, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF THOAMS BENEDICT. AT 167 INDIAN TERRITORY ROAD 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 16<sup>TH</sup> DAY OF AUGUST 2007



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

EXHIBIT B



GOVERNOR'S OFFICE OF  
GENERAL COUNSEL

OFFICE OF CHIEF COUNSEL  
EMPLOYMENT SECURITY DIVISION  
10<sup>TH</sup> FLOOR, LABOR & INDUSTRY BUILDING  
SEVENTH AND FORSTER STREETS  
HARRISBURG, PA 17121

717-787-4186

Fax: 717-787-1303

[www.dli.state.pa.us](http://www.dli.state.pa.us)



DEPARTMENT OF  
**LABOR & INDUSTRY**  
COMMONWEALTH OF PENNSYLVANIA

Account 19-5996  
AD NO.: 503217

August 17, 2007

Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Post Office Box 38  
Bloomsburg, PA 17815

Re: Thomas J Benedict Individually and  
T/A Valley Builders  
RR 3 Box 283  
Catawissa, PA 17820  
2004 CV 826

Dear Sheriff of Columbia County:

We are advised that you will levy upon and sell, pursuant to an execution issued, certain property owned by the above-named defendant.

Notice is hereby given that the above-named defendant, is indebted to the Commonwealth of Pennsylvania, to the use of the Pennsylvania Unemployment Compensation Fund, in the sum of \$1,389.29 representing delinquent contributions, accrued interest and penalties, together with outstanding legal costs, an itemized statement of which is hereto attached and made a part of this proof of claim.

Payment with respect to the distribution of any funds realized from the sale of the above defendant's property is claimed by the Commonwealth of Pennsylvania, to the use of the Pennsylvania Unemployment Compensation Fund, pursuant to the Section 308.1 of the Pennsylvania Unemployment Compensation Law, 1936 and as amended.

Please forward to the writer a copy of the proposed Schedule of Distribution when available.

Very truly yours,

Sean F. Creegan  
Deputy Chief Counsel  
for Employment Security

SFC:pmw  
Attachment  
cc: ETA  
FAS

## STATEMENT OF ACCOUNT

Account Number: 19-5996-0

BALANCE UNPAID AS OF: 09/19/07

Docket Number Of Lien	Date Lien Filed	Original Amount Of Lien	Additional Interest Accrued	Payment Made on Lien	Balance Owed on Lien
98 JC 395	3/19/98	\$989.78	\$0.00	\$546.32	\$443.46
2002 CV 1223	10/25/02	749.11	140.72	0.00	889.83
				Total:	\$1,333.29
				Legal Costs:	\$56.00
				Total Amount Due:	\$1,389.29

RC: Denotes Returned Check

AS: Denotes Assessment

U9: Denotes Supplemental Report

PN: Denotes Penalty for late filing of reports – Section 206 of the UC Law

WE: Denotes Employee Withholding

126 A  
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 MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1

Plaintiff

v.

Thomas J. Benedict  
United States of America

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2007-CV-826

2 COPY

CERTIFICATE OF SERVICE


I, Mark J. Udren, Esquire, hereby certify that I have served true and correct copies of Notice of Sale upon the following person(s) named herein at their last known address or their attorney of record.

\_\_\_\_\_ Regular First Class Mail  
\_\_\_\_\_ Certified Mail  
\_\_\_\_\_ Other (certificate of mailing)

Date Served: August 13, 2007

TO: United States of America  
U.S. Dept. of Justice, U.S. Attorney  
Federal Bldg., 228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

UDREN LAW OFFICES, P.C.

By:   
Mark J. Udren, Esquire  
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

TO: United States of America  
US Dept. of Justice  
U.S. Attorney, Federal Bldg.  
228 Walnut St., P.O. Box 11754  
Harrisburg, PA 17108



ET 91 2446 1000 0190 9002  
ET 91 2446 1000 0190 9002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Benedict 07050139 Columbus 9/19

Postage	\$ 46
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21

Postmark  
Here

Sent To

UNITED STATES OF AMERICA

Street, Apt. No.,  
or PO Box No. U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg.  
228 Walnut Street, P.O. Box 11754  
City, State, ZIP+4 Harrisburg, PA 17108

PS Form 3800, June 2002

See Reverse for Instructions

**Filed Mail Provides:**  
 mailing receipt  
 unique identifier for your mailpiece  
 record of delivery kept by the Postal Service for two years

**Important Reminders:**  
 Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.  
 Certified Mail is not available for any class of international mail.  
 INSURANCE COVERAGE IS PROVIDED with Certified Mail. For  
 insurables, please consider insured or Registered Mail.  
 If an additional fee, a Return Receipt may be requested to provide proof of  
 delivery. To obtain Return Receipt service, please complete and attach a Return  
 Receipt (PS Form 3811) to the article and add applicable postage to cover the  
 receipt. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for  
 duplicate return receipt, a USPS® postmark on your Certified Mail receipt is  
 required.

For an additional fee, delivery may be restricted to the addressee or  
 addressee's authorized agent. Advise the clerk or mark the mailpiece with the  
 endorsement "Restricted Delivery".  
 a postmark on the Certified Mail receipt is desired, please present the arti-  
 cle at the post office for postmarking. If a postmark on the Certified Mail  
 receipt is not needed, detach and affix label with postage and mail.  
**IMPORTANT: Save this receipt and present it when making an inquiry.**  
 Direct access to delivery information is not available on mail  
 ressed to APOs and FPOs.

PS Form 3800, June 2002 (Reverse)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**UNITED STATES OF AMERICA**  
 U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg.  
 228 Walnut Street, P.O. Box 11754  
 Harrisburg, PA 17108

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number **7006 0810 0001 9472 1813**  
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Name and Address Of Sender  
**UDREN LAW OFFICES, P.C.**  
**111 WOODCREST ROAD, SUITE 200**  
**CHERRY HILL, NJ 08003**

ATTN: Kristen Pluck

☐ Registered  
☐ Insured  
☐ COD  
☐ Certified

☐ Return Receipt for Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for Registered Mail:  
☐ With Postal Insurance  
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Ret. Del. Fee	Remarks
1		UNITED STATES OF AMERICA U.S. Dept. Of Justice, U.S. Attorney, Federal Bldg. 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108											
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R800, S813, and S821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.								

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

Thomas J. Benedict  
United States of America; #07050139 (Columbia)



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/9/2007

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 126ED2007

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR  
ASSET BACKED SECURITIES TRUST 2003-OPT1  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES  
2003-OPT1

DEFENDANT THOMAS J. BENEDICT  
UNITED STATES OF AMERICA  
ATTORNEY FIRM UDREN LAW OFFICE

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 7-9-7 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB A 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 7-9-7

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK.

VS.

THOMAS BENEDICT

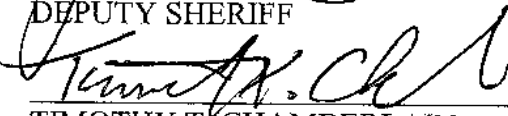
WRIT OF EXECUTION #126 OF 2007 ED

POSTING OF PROPERTY

August 16, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF THOAMS BENEDICT. AT 167 INDIAN TERRITORY ROAD 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 16<sup>TH</sup> DAY OF AUGUST 2007



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5623

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6306

WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR MASTR ASSET BACKED SECURITIES  
TRUST 2003-OPT1 MORTGAGE PASS-  
THROUGH CERTIFICATES SERIES 2003-  
OPT1

Docket # 126ED2007

VS

MORTGAGE FORECLOSURE

THOMAS J. BENEDICT  
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

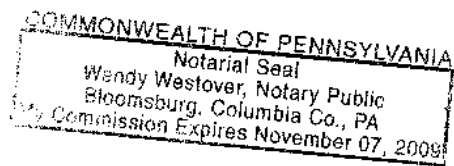
NOW, THIS THURSDAY, AUGUST 09, 2007, AT 3:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON THOMAS BENEDICT AT 167 INDIAN TERRITORY ROAD, CATAWISSA BY HANDING TO THOMAS BENEDICT, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, AUGUST 10, 2007

Handwritten signature of Wendy Westover in black ink.

NOTARY PUBLIC



Handwritten signature of Timothy T. Chamberlain in black ink.

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

Handwritten signature of C. Carroll in black ink.

C. CARROLL  
DEPUTY SHERIFF

106

204-6643

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/9/2007

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 126ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR  
ASSET BACKED SECURITIES TRUST 2003-OPT1  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES  
2003-OPT1

DEFENDANT

THOMAS J. BENEDICT  
UNITED STATES OF AMERICA

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED
THOMAS BENEDICT
167 INDIAN TERRITORY ROAD
CATAWISSA

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON THOMAS BENEDICT

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

DATE 8/4/07 TIME 1530 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>8/4/07</u>	<u>1025</u>	<u>S-9</u>	<u>NA-LC</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 8/4/07

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
ROOMSBURG, PA 17815  
FAX: (717) 389-6622

PHONE  
(717) 389-6622

24 HOUR PHONE  
(717) 714-6300

Monday, July 09, 2007

**HELEN LINDENMUTH-TAX COLLECTOR**  
**1223A NUMIDIA DRIVE**  
**CATAWISSA, PA 17820-**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED  
SECURITIES TRUST 2003-OPT1 MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2003-OPT1**

**VS**

**THOMAS J. BENEDICT**  
**UNITED STATES OF AMERICA**

**DOCKET # 126ED2007**

**JD # 826JD2007**

Dear Sir:

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

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

*Locust Township does not have a claim against  
Thomas J. Benedict.*

*Helen Lindenmuth  
Locust Twp. Secretary*

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 07/10/2007

Fee: \$5.00

Cert. NO: 3617

BENEDICT THOMAS J  
167 INDIAN TERRITORY RD  
CATAWISSA PA 17820

District: LOCUST TWP  
Deed: 0327 -0059  
Location: 167 INDIAN TERRITOR  
Parcel Id:20 -08 -003-00,000

Assessment: 54,820  
Balances as of 07/10/2007

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

By: Timothy T. Chamberlain, Sheriff

Per: dm

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/9/2007

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 126ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR  
ASSET BACKED SECURITIES TRUST 2003-OPT1  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES  
2003-OPT1

DEFENDANT

THOMAS J. BENEDICT  
UNITED STATES OF AMERICA  
UDREN LAW OFFICE

ATTORNEY FIRM

<b>PERSON/CORP TO SERVED</b>
HELEN LINDENMUTH-TAX COLLECTOR
1223A NUMIDIA DRIVE
CATAWISSA

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DESK OF TAX COLLECTOR

RELATIONSHIP — IDENTIFICATION —

DATE 8/9/07 TIME 1000 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) PLACED ON DESK IN THE  
TAX COLLECTOR'S OFFICE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

8/9/07 1000 S-9 SERVED

DEPUTY

E. A. Carroll

DATE 8/9/07

# REAL ESTATE OUTLINE

ED # 126--07

DATE RECEIVED 7-9-07  
DOCKET AND INDEX 7-9-07

## 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 1500.00 ✓ CK# 92253  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Sept. 19, 07 TIME 0930  
POSTING DATE Aug. 15, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 29, 07  
2<sup>ND</sup> WEEK Sept. 5  
3<sup>RD</sup> WEEK 12, 07



# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:030 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 126 OF 2007 ED AND CIVIL WRIT NO. 826 OF 2007 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 and lot of land located in Locust Township, Columbia County, Pennsylvania, described with more particularity as follows:

BEGINNING at an iron pin set on the northerly right-of-way of Township Route No. 325 leading from Township Route No. 412 to Township Route No. 418, said pin being at the southwest corner of lands of Joseph E. Benedict now or about to be conveyed to Anna M. Benedict Mack; thence along said right-of-way south 59 degrees 20 minutes 55 seconds west 103.37 feet to a point; thence along the same south 62 degrees 13 minutes 30 seconds west 136.40 feet to a point in line of lands of Thelma Levan; thence along lands of said Levan north 36 degrees 00 minutes 00 seconds west 533.84 feet to an old iron pin; thence along the same north 70 degrees 30 minutes 00 seconds east 313.00 feet to an iron pin set at the northwest corner of lands of Joseph E. Benedict now or about to be conveyed to Anna M. Benedict Mack; thence along the westerly line of said lands south 29 degrees 06 minutes 20 seconds east 416.56 feet to an iron pin; thence along the same south 24 degrees 37 minutes 20 seconds east 61.76 feet to the place of BEGINNING. CONTAINING 3.186 acres of land in all, according to a draft prepared by T. Bryce James and Associates, dated April 19, 1982.

The Grantors hereby grant to the said Grantee herein the right of ingress, egress and regress over a twelve foot (12') wide dirt drive as shown on the draft of T. Bryce James dated April 19, 1982 subject to the right of the Grantee, his heirs, executors, administrators, and assigns to use said dirt drive in common for access to their adjacent lots.

BEING KNOWN AS: 167 INDIAN TERRITORY ROAD (LOCUST TOWNSHIP) CATAWISSA, PA 17820  
PROPERTY ID NO.: 20-08-003

TITLE TO SAID PREMISES IS VESTED IN THOMAS J. BENEDICT BY DEED FROM CATHARINE M. MELLEN AND ANNA M. MACK DATED 10/1/83 RECORDED 12/20/83 IN DEED BOOK 327 PAGE 59.

## 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)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:030 AM

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ALL THAT CERTAIN piece, parcel and lot of land located in Locust Township, Columbia County, Pennsylvania, described with more particularity as follows:

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PROPERTY ID NO.: 20-08-003

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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)

# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:030 AM

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PROPERTY ID NO.: 20-08-003

TITLE TO SAID PREMISES IS VESTED IN THOMAS J. BENEDICT BY DEED FROM CATHARINE M. MELLEN AND ANNA M. MACK DATED 10/1/83 RECORDED 12/20/83 IN DEED BOOK 327 PAGE 59.

## 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)



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/9/2007

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 126ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR  
ASSET BACKED SECURITIES TRUST 2003-OPT1  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES  
2003-OPT1

DEFENDANT

THOMAS J. BENEDICT  
UNITED STATES OF AMERICA

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

JOE HORVAT

RELATIONSHIP

DEPUTY DIRECTOR

IDENTIFICATION

DATE 7-10-07

TIME 1515

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. Fisher

DATE 7-10-07

**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**

**pleadings@udren.com**

**PENNSYLVANIA OFFICE**  
**215-568-9500**

**MARK J. UDREN\***  
**STUART WINNEG\*\***  
**GAYL SPIVAK\*\*\***  
**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**

June 30, 2007

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

Re: Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates  
Series 2003-OPT1  
vs.  
Thomas J. Benedict  
United States of America  
Columbia County C.C.P. No. 2007-CV-826

Dear Sir:

Please serve the Defendant(s), Thomas J. Benedict at 167 Indian  
Territory Road Catawissa, PA 17820.

Please then, **POST** the property with the Handbill at 167 Indian  
Territory Road (Locust Township) Catawissa, PA 17820.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire  
Attorney 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  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
  
MORTGAGE FORECLOSURE

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

NO. 2007-CV-826

*2007-ED-126*

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:

167 Indian Territory Road (Locust Township)  
Catawissa, PA 17820

SEE LEGAL DESCRIPTION ATTACHED

Amount due \$156,661.44

Interest From July 1, 2007

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

Ongoing Per Diem of \$43.49

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

(Costs to be added)

\$ \_\_\_\_\_

Prothonotary

By

*Fanni B. Kline* / EAO

Clerk

Date

*7-9-07*

UDREN LAW OFFICES, .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  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1  
Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE


NO. 2007-CV-826

*2007-ED-126*

**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, .C.  
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

Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
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Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

### 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, .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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ATT NEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1  
Mortgage Pass-Through  
Certificates Series 2003-OPT1  
Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

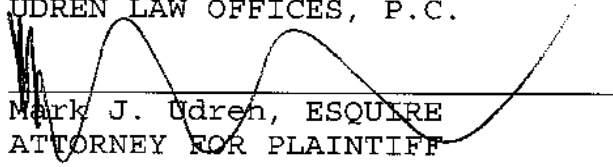
C E R T I F I C A T E

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.
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UDREN LAW OFFICES, P.C.

  
Mark J. Udren, ESQUIRE  
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, .C.

ATTY 'NEY 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

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Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1, 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: 167 Indian Territory Road (Locust Township) Catawissa, PA 17820

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

Thomas J. Benedict 167 Indian Territory Road  
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
Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1	6501 Irvine Center Drive Irvine, CA 92618-2118

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

Name	Address
Commonwealth of Pennsylvania Department of Labor & Industry	16 <sup>th</sup> Fl., L&I Building Harrisburg, PA 17121

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
U.S.A.	US Dept. of Justice U.S. Attorney, Federal Bldg. 228 Walnut St., P.O. Box 11754 Harrisburg, PA 17108
Internal Revenue Service	Technical Support Group William Green Federal Bldg. 600 Arch St., Room 3259 Philadelphia, PA 19106
Atty General of U.S.	U.S. Dept. of Justice, Rm 5111 Main Justice Bldg., 10th & Constitution Ave. N.W. Washington, DC 20531
Columbia County Tax Claim	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO 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

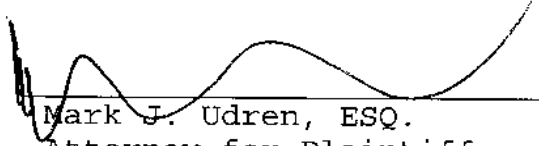
Tenants/Occupants

167 Indian Territory Road  
(Locust Township)  
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: June 30, 2007



Mark J. Udren, ESQ.  
Attorney for Plaintiff

UDREN LAW OFFICES, .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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Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
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Thomas J. Benedict  
United States of America  
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COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

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Thomas J. Benedict 167 Indian Territory Road  
Catawissa, PA 17820

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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:

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None

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Name	Address
Wells Fargo Bank, N.A., as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1 Mortgage Pass-Through Certificates Series 2003-OPT1	6501 Irvine Center Drive Irvine, CA 92618-2118

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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:

Name	Address
U.S.A.	US Dept. of Justice U.S. Attorney, Federal Bldg. 228 Walnut St., P.O. Box 11754 Harrisburg, PA 17108
Internal Revenue Service	Technical Support Group William Green Federal Bldg. 600 Arch St., Room 3259 Philadelphia, PA 19106
Atty General of U.S.	U.S. Dept. of Justice, Rm 5111 Main Justice Bldg., 10th & Constitution Ave. N.W. Washington, DC 20531
Columbia County Tax Claim	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO 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

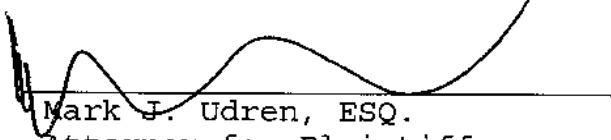
Tenants/Occupants

167 Indian Territory Road  
(Locust Township)  
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: June 30, 2007



Mark J. Udren, ESQ.  
Attorney for Plaintiff



UDREN LAW OFFICES, .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

pleadings@udren.com

Wells Fargo Bank, N.A., as  
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Securities Trust 2003-OPT1  
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Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

AFFIDAVIT PURSUANT TO RULE 3129.1

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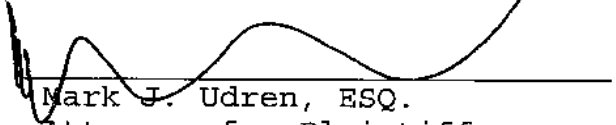
Tenants/Occupants

167 Indian Territory Road  
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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: June 30, 2007



Mark J. Udren, ESQ.  
Attorney 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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ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as  
Trustee for MASTR Asset Backed  
Securities Trust 2003-OPT1  
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Plaintiff

v.

Thomas J. Benedict  
United States of America  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2007-CV-826

*2007-ED-126*

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

TO: Thomas J. Benedict  
167 Indian Territory Road  
Catawissa, PA 17820

Your house (real estate) at 167 Indian Territory Road (Locust Township) 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 \$156,661.44, 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

ALL THAT CERTAIN piece, parcel and lot of land located in Locust Township, Columbia County, Pennsylvania, described with more particularity as follows:

BEGINNING at an iron pin set on the northerly right-of-way of Township Route No. 325 leading from Township Route No. 412 to Township Route No. 418, said pin being at the southwest corner of lands of Joseph E. Benedict now or about to be conveyed to Anna M. Benedict Mack; thence along said right-of-way south 39 degrees 20 minutes 55 seconds west 103.37 feet to a point; thence along the same south 62 degrees 13 minutes 30 seconds west 136.40 feet to a point in line of lands of Thelma Levan; thence along lands of said Levan north 36 degrees 00 minutes 00 seconds west 533.84 feet to an old iron pin; thence along the same north 70 degrees 30 minutes 00 seconds east 313.00 feet to an iron pin set at the northwest corner of lands of Joseph E. Benedict now or about to be conveyed to Anna M. Benedict Mack; thence along the westerly line of said lands south 29 degrees 06 minutes 20 seconds east 416.56 feet to an iron pin; thence along the same south 24 degrees 37 minutes 20 seconds east 61.76 feet to the place of BEGINNING. CONTAINING 3.186 acres of land in all, according to a draft prepared by T. Bryce James and Associates, dated April 19, 1982.

The Grantors hereby grant to the said Grantee herein the right of ingress, egress and regress over a twelve foot (12') wide dirt drive as shown on the draft of T. Bryce James dated April 19, 1982 subject to the right of the Grantee, his heirs, executors, administrators, and assigns to use said dirt drive in common for access to their adjacent lots.

BEING KNOWN AS: 167 Indian Territory Road(Locust Township)  
Catawissa, PA 17820

PROPERTY ID NO.: 20-08-003

TITLE TO SAID PREMISES IS VESTED IN THOMAS J. BENEDICT BY DEED FROM CATHARINE M. MELLEN AND ANNA M. MACK DATED 10/1/83 RECORDED 12/20/83 IN DEED BOOK 327 PAGE 59.

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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®  
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NUMBER

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

PAY  
TO THE  
ORDER  
OF

Sheriff of Columbia County

DATE

06/19/2007

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

*Mark A. Udren*

For Sheriff Sale Deposit 07050139 Benedict

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

⑈092253⑈ ⑈036001808⑈ 36 589745 3⑈

Details on back.



Security features included.

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