

SHERIFF'S SALE COST SHEET

NO. 157-07 ED NO. 127-1 VS. 132110 JD DATE/TIME OF SALE 5/11/12

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>165.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>245.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>14.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>5.50</u> |
| NOTARY | \$ <u>10.00</u> |
| TOTAL ***** \$ <u>316.50</u> | |

| | |
|------------------------------|------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>634.17</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>784.17</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 ***** \$ | | |

| | |
|---------------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>120.00</u> |
| MISC. | \$ |
| | \$ |
| TOTAL ***** \$ <u>-0-</u> | |

TOTAL COSTS (OPENING BID) \$ 1285.67

20611/ 3/17/12

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

October 3, 10, 17, 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.

..... RB

Sworn and subscribed to before me this 18th day of October, 2007..

..... [Signature]

(Notary Public)

My commission expires
COMMONWEALTH OF PENNSYLVANIA
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.

.....

SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Attorney
DANIELLE BOYLSTERBERSOLE +
LAUREN R. TABAK +
ILANA ZION
+ Also Licensed in New Jersey

October 17, 2007

Fax number 570-389-5625
Columbia County Sheriff
ATTN: Sheriff Chamberlain

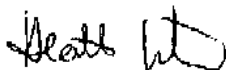
RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank
Minnesota, N.A., as Trustee under the pooling and servicing agreement
dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-
2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as
servicing agent vs. Rebecca L. Blaine
Docket No. 2007 CV 139 MF
Our File No. 06-28539

Dear Sheriff Chamberlain:

Kindly stay Sheriff's sale currently scheduled for October 24, 2007 in the above-
referenced matter. Plaintiff has realized that no monies have been received.

Please forward to us a bill for any additional monies which may be due and owing
to the Sheriff of Columbia County, or in the alternative, refund any monies from the
deposit already with your office.

Very truly yours,



Heather Whitman
Legal Assistant



SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DeNARDO
Managing Attorney
DANIELLE BOYLE-EBERSON +
LAUREN R. TABAS +
ILANA ZION
+ Also Licensed in New Jersey

Prothonotary's Office
Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

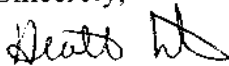
Re: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent vs.
Rebecca L. Blaine
CCP # 2007 CV 139 MF
Sale Date: October 24, 2007

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Heather Whitman
Legal Assistant

S&K # 06-28539
Enclosures

cc: Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee
under the pooling and servicing agreement
dated as of June 29, 1998 Delta Funding Home
Equity Loan Trust 1998-2c/o Ocwen Loan
Servicing LLC fka Ocwen Federal Bank FSB as
servicing agent

PLAINTIFF

VS.

Rebecca L. Blaine

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

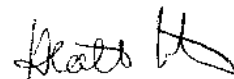
I, Heather Whitman, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on September 13, 2007, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

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

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:



Heather Whitman
Legal Assistant

06-28539

Attix Stamp Here
(if issued as a
certificate of mailing
or for additional
copies of this bill)
Postmark and
Date of Receipt

02 1M
0004242851
MAILED FROM ZIP CODE 19406
SEP 13 2007
\$ 01.050
UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 PHILADELPHIA PA
PHILADELPHIA PA 19101
PHILADELPHIA PA 19101

Complete by Typewriter, Ink or Ball Point Pen

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.

REBECCA BLAINE

WRIT OF EXECUTION #157 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF REBECCA BLAINE. AT 613 ELM STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

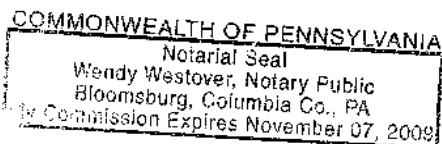
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2007



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., SUCCESSOR
BY MERGER TO WELLS FARGO BANK
MINNESOTA, N.A., AS TRUSTEE UNDER
THE POOLING AND SERVICING
AGREEMENT DATED AS OF JUNE 29, 1998
DELTA FUNDING HOME EQUITY LOAN
TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL
BANK

Docket # 157ED2007

VS

MORTGAGE FORECLOSURE

REBECCA L. BLAINE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 14, 2007, AT 11:35 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON REBECCA BLAINE AT 613 ELM ST. OR 907 E 7TH ST, BERWICK
BY HANDING TO REBECCA BLAINE, , 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, AUGUST 15, 2007


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
C. CARROLL
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:13-AUG-07

FEE:\$5.00

CERT. NO:3733

BLAINE REBECCA L
907 E SEVENTH ST
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0639-0491
LOCATION: 613 ELM ST PT LOT 11-12
PARCEL: 04C-05 -135-00,000

| YEAR | BILL ROLL | AMOUNT | -----PENDING----- INTEREST | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|-------------------------------|-------|---------------------|
| 2005 | PRIM | 521.12 | 4.03 | 65.00 | 590.15 |
| TOTAL DUE : | | | | | \$590.15 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

-----*Timothy T. Chamberlain, Sheriff dm.*-----



August 14, 2007

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

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS
FARGO BANK MINNESOTA, N.A., AS TRUSTEE UNDER THE
POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 29,
1998 DELTA FUNDING HOME EQUITY LOAN TRUST 1998-2C/0
OCWEN LOAN SERVICING LLC FKA OCWEN FEDERAL BANK**

VS.

REBECCA BLAINE

DOCKET # 157ED2007

JD # 139JD2007

Dear Timothy:

The property located at 613 Elm Street in Berwick, Pa will have an outstanding sewer account balance of \$260.13 through the 4th quarter 2007 service period on account #131812.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

| PERSON/CORP TO SERVED |
|-----------------------------|
| REBECCA BLAINE |
| 613 ELM ST. OR 907 E 7TH ST |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON REBECCA BLAINE

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 8/14/07 TIME 1135 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

8/13/07

1555

59

NA-LC (613 ELM)

DEPUTY

[Signature]

DATE

8/14/07

Address: 157
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 BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106**

2. Article Number (Transfer from service label) **7006 2760 0004 5957 5205**

PS Form 3811, February 2004 **Domestic Return Receipt** **102595-02-M-1**

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery **8/16/06**

6. Signature Robert G. Collier ☐ Agent ☒ Address

7. Received by (Printed Name) Robert G. Collier **8. Date of Delivery** 8/16/06

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

Address: 157
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number (Transfer from service label) **7006 2760 0004 5957 5199**

PS Form 3811, February 2004 **Domestic Return Receipt** **102595-02-M-1**

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery **AUG 15 2007**

6. Signature X [Signature] ☐ Agent ☒ Address

7. Received by (Printed Name) AUG 15 2007 **8. Date of Delivery** AUG 15 2007

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

Address: 157
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number (Transfer from service label) **7006 2760 0004 5957 5212**

PS Form 3811, February 2004 **Domestic Return Receipt** **102595-02-M-1**

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery **AUG 15 2007**

6. Signature X [Signature] ☐ Agent ☒ Address

7. Received by (Printed Name) AUG 15 2007 **8. Date of Delivery** AUG 15 2007

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

Address: 157
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:

**COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230**

2. Article Number (Transfer from service label) **7006 2760 0004 5957 5229**

PS Form 3811, February 2004 **Domestic Return Receipt** **102595-02-M-1**

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery **AUG 15 2007**

6. Signature X [Signature] ☐ Agent ☒ Address

7. Received by (Printed Name) AUG 15 2007 **8. Date of Delivery** AUG 15 2007

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2007

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

| PERSON/CORP TO SERVED |
|-----------------------|
| DAVID BLAINE |
| 613 ELM ST |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DAVID BLAINE

RELATIONSHIP PERSON TO BE SERVED IDENTIFICATION _____

DATE 8/14/07 TIME 15:35 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

8/13/07

15:55

S-9

NA - LC

8/14/07

1100

S-9

NA - LC

DEPUTY

B. M. Carroll

DATE

8/14/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2007

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

| |
|------------------------------|
| PERSON/CORP TO SERVED |
| TENANT(S) |
| 613 ELM STREET |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON NO TENANTS RESIDE AT THIS LOCATION

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

8/13/07 1355 SH NA-LC

8/14/07 1100 S-Y NA-LC

DEPUTY

B. A. Carroll

DATE 8/14/07

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) 704-6300

Monday, August 13, 2007

TENANT(S)
613 ELM STREET
BERWICK, PA 18603-

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO
BANK MINNESOTA, N.A., AS TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS OF JUNE 29, 1998 DELTA FUNDING
HOME EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN SERVICING LLC
FKA OCWEN FEDERAL BANK
VS
REBECCA L. BLAINE**

DOCKET # 157ED2007

JD # 139JD2007

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

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee under the pooling and servicing
agreement dated as of June 29, 1998 Delta
Funding Home Equity Loan Trust 1998-2c/o
Ocwen Loan Servicing LLC fka Ocwen
Federal Bank FSB as servicing agent
PLAINTIFF

vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

Your house (real estate) at:

613 Elm Street, Berwick, PA 18603
04C-05-135

is scheduled to be sold at Sheriff's Sale on **October 24, 2007** at:

Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at **9:00 am**, to enforce the court judgment of \$63,763.52 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent 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 back to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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 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 of 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.
4. 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 (610) 278-6800.
5. 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.
6. 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 *.
7. 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.
8. 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.
9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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.
10. 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

06-28539

ALL THAT CERTAIN lot, parcel or pieces of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Northerly side of Elm Street at the corner of an alley; thence along Elm Street in a Westerly direction twenty-four feet six inches to a corner; thence Northerly parallel with Monroe Street eighty feet to line of Lot No. 13; thence along line of Lot No. 13 in an Easterly direction twenty-four feet six inches to an alley; and thence along said alley in a Southerly direction eighty feet to the place of BEGINNING.

BEING the same premises which Rebecca L. Blaine and Jeffrey D. Blaine, brother by Deed dated May 6, 1998 and recorded in the Columbia County Recorder of Deeds Office on June 12, 1998 in Deed Book 690, page 1093, granted and conveyed unto Rebecca L. Blaine.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2007

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

| PERSON/CORP TO SERVED |
|-----------------------------|
| CONNIE GINGHER-TAX COLLECTR |
| 1615 LINCOLN AVE. |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 8/13/07 TIME 1540 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

E. H. Carroll

DATE

8/13/07

BERWICK AREA SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/01/2007 BILL# 000349

Original

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS Mon, Tue, Thur, 9:30am-4:00pm

PHONE 570-752-7442

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

| DESCRIPTION | ASSESSMENT | RATE | 2% DISC | FACE AMOUNT | 10% PENALTY |
|------------------------|------------|--------|-----------------------------|-----------------------------|----------------------|
| REAL ESTATE | 15548 | 48.100 | 732.90 | 747.86 | 822.65 |
| PAY THIS AMOUNT | | | IF PAID ON OR BEFORE | IF PAID ON OR BEFORE | IF PAID AFTER |
| | | | Aug 31 | Oct 31 | Nov 1 |

NO REFUNDS UNDER \$5.00

M BLAINE REBECCA L
 907 E SEVENTH ST
 BERWICK PA 18603

T
O

| PROPERTY DESCRIPTION | ACCT. |
|-----------------------|----------|
| PARCEL 04C05 13500000 | 6724 |
| 613 ELM ST | 2500.00 |
| 0690-1093 | 13048.00 |
| 0.05 ACRES | |
| SCHOOL PENALTY 10% | |
| DELINQUENT TAX TO | |
| COURTHOUSE DEC 15 | |

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tax Notice 2007 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C GINGER
 1615 Lincoln Avenue
 Berwick PA 18603

RS MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE 03/01/2007

BILL NO. 2623

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | AX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|-------------------------------|------------------------------|-----------------------|
| GENERAL | 15,548 | 6.146 | 93.65 | 95.56 | 105.12 |
| SINKING | | 1.345 | 20.49 | 20.91 | 23.00 |
| LIGHT | | 1 | 15.24 | 15.55 | 16.33 |
| FIRE | | 1.25 | 19.05 | 19.44 | 20.41 |
| BORO RE | | 10.6 | 161.51 | 164.81 | 173.05 |
| The discount & penalty have been calculated for your convenience | | | 309.94 | 316.27 | 337.91 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BLAINE REBECCA L
 907 E SEVENTH ST
 BERWICK PA 18603

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

| DISCOUNT | 2% | 5% | 10% |
|-----------------------------|--------|----|-----|
| Penalty | | | |
| PARCEL: 04C-05 - 135-00,000 | | | |
| 613 ELM ST | | | |
| .0459 Acres | | | |
| Land | 2,500 | | |
| Buildings | 13,048 | | |
| Total Assessment | 15,548 | | |

This tax returned to courthouse on: January 1, 2008
 CONNIE C. GINGER
 FILE COPY
 OLWEND

Tim Co. & Boro paid

School not pd as of 8/13/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/13/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

| PERSON/CORP TO SERVED |
|-----------------------|
| BERWICK SEWER |
| 1108 FREAS AVE |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTY ROMIC

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8/13/07 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) SERVED ON CLERK AT
BERWICK SEWER AUTH.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

T. Chamberlain

DATE

8/13/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/13/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HAUBERMAN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-13-7 TIME 1205 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) _____

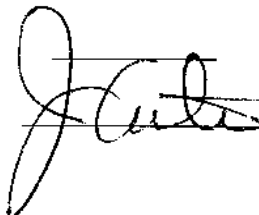
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-13-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/13/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 157ED2007

PLAINTIFF

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE
UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF JUNE 29, 1998 DELTA FUNDING HOME
EQUITY LOAN TRUST 1998-2C/0 OCWEN LOAN
SERVICING LLC FKA OCWEN FEDERAL BANK

DEFENDANT
ATTORNEY FIRM

REBECCA L. BLAINE
SHAPIRO AND KREISMAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8/13/07 TIME 1115 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) SERVED ON CLERK
AT CC. TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

8/13/07

REAL ESTATE OUTLINE

ED # 157157

DATE RECEIVED 8-13-07
DOCKET AND INDEX 8-13-07

CHECK FOR PROPER INFO.

| | | |
|-------------------------|----------|-------------------|
| WRIT OF EXECUTION | <u>✓</u> | |
| COPY OF DESCRIPTION | <u>✓</u> | |
| WHEREABOUTS OF LKA | <u>✓</u> | |
| NON-MILITARY AFFIDAVIT | <u>✓</u> | |
| NOTICES OF SHERIFF SALE | <u>✓</u> | |
| WATCHMAN RELEASE FORM | <u>✓</u> | |
| AFFIDAVIT OF LIENS LIST | <u>✓</u> | |
| CHECK FOR \$1,350.00 OR | <u>✓</u> | CK# <u>182777</u> |

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

| | | |
|--------------------------|------------------------------------|------------------|
| SALE DATE | <u>Oct 24, 07</u> | TIME <u>0100</u> |
| POSTING DATE | <u>Sep 18, 07</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>Oct. 5</u> | |
| | 2 ND WEEK <u> </u> | |
| | 3 RD WEEK <u>17, 07</u> | |

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 157 OF 2007 ED AND CIVIL WRIT NO. 139 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 lot, parcel or pieces of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Northerly side of Elm Street at the corner of an alley; thence along Elm Street in a Westerly direction twenty-four feet six inches to a corner; thence Northerly parallel with Monroe Street eighty feet to line of Lot No. 13; thence along line of Lot No. 13 in an Easterly direction twenty-four feet six inches to an alley; and thence along said alley in a Southerly direction eighty feet to the place of BEGINNING.

BEING the same premises which Rebecca L. Blaine and Jeffrey D. Blaine, brother by Deed dated May 6, 1998 and recorded in the Columbia County Recorder of Deeds Office on June 12, 1998 in Deed Book 690, page 1093, granted and conveyed unto Rebecca L. Blaine.

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
Lauren R. Tabas
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

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Plaintiff's Attorney
Lauren R. Tabas
3600 Horizon Drive
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee
under the pooling and servicing agreement dated as
of June 29, 1998 Delta Funding Home Equity Loan
Trust 1998-2c/o Ocwen Loan Servicing LLC fka
Ocwen Federal Bank FSB as servicing agent
PLAINTIFF

No: 2007 CV 139 MF

2007-ED-157

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

VS.

Rebecca L. Blaine
DEFENDANT(S)

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:

613 Elm Street, Berwick, PA 18603

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$63,763.52

Interest from August 11, 2007 to

\$ _____

Costs to be added

Seal of Court

Lami B. Kline
PROTHONOTARY

Date: Aug. 13, 2007

Deputy Prothonotary

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Bank Minnesota, N.A., as Trustee
under the pooling and servicing agreement dated as
of June 29, 1998 Delta Funding Home Equity Loan
Trust 1998-2c/o Ocwen Loan Servicing LLC fka
Ocwen Federal Bank FSB as servicing agent
PLAINTIFF

No: 2007 CV 139 MF

2007-ED-157

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

VS.

Rebecca L. Blaine
DEFENDANT(S)

TO THE SHERIFF OF COLUMBIA COUNTY:

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See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$63,763.52

Interest from August 11, 2007 to

\$ _____

Costs to be added

Seal of Court

Lami B. Kline

PROTHONOTARY

Date: August 13, 2007

Deputy Prothonotary

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee under the pooling and servicing
agreement dated as of June 29, 1998 Delta
Funding Home Equity Loan Trust 1998-2c/o
Ocwen Loan Servicing LLC fka Ocwen
Federal Bank FSB as servicing agent
PLAINTIFF

vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

Your house (real estate) at:

613 Elm Street, Berwick, PA 18603
04C-05-135

is scheduled to be sold at Sheriff's Sale on _____ at:

Columbia County Sheriff's County
35 West Main Street
Bloomsburg, PA 17185

at _____, to enforce the court judgment of \$63,763.52 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent 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 back to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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 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 of 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.
4. 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 (610) 278-6800.
5. 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.
6. 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 *.
7. 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.
8. 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.
9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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.
10. 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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

06-28539

ALL THAT CERTAIN lot, parcel or pieces of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the Northerly side of Elm Street at the corner of an alley; thence along Elm Street in a Westerly direction twenty-four feet six inches to a corner; thence Northerly parallel with Monroe Street eighty feet to line of Lot No. 13; thence along line of Lot No. 13 in an Easterly direction twenty-four feet six inches to an alley; and thence along said alley in a Southerly direction eighty feet to the place of BEGINNING.

BEING the same premises which Rebecca L. Blaine and Jeffrey D. Blaine, brother by Deed dated May 6, 1998 and recorded in the Columbia County Recorder of Deeds Office on June 12, 1998 in Dced Book 690, page1093, granted and conveyed unto Rebecca L. Blaine.

ALL THAT CERTAIN lot, parcel or pieces of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee under the pooling and servicing
agreement dated as of June 29, 1998 Delta
Funding Home Equity Loan Trust 1998-2c/o
Ocwen Loan Servicing LLC fka Ocwen
Federal Bank FSB as servicing agent
PLAINTIFF

vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2007 CV 139 MF

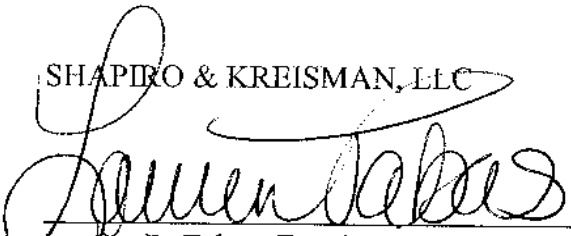
CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee
under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home
Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as
servicing agent
West Palm Beach, FL 33401

and that the last known address of the judgment debtor (Defendant) is:

Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire
Attorney for Plaintiff

06-28539

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
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PLAINTIFF

vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

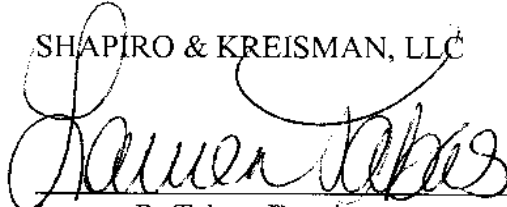
CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against
Real Property and further certify this Property is:

_____ FHA - Tenant Occupied or Vacant
_____ Commercial
_____ As a result of a Complaint in Assumpsit
_____ That the Plaintiff has complied in all respects with Section 403 of the
 X Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or
Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency
Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia county for any
false statement given herein.

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire
PA Bar # 93337

SHAPIRO & KREISMAN, L.L.C.
BY: KEVIN DISKIN, ESQ.,
LAUREN R. TABAS, ESQ.,
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 86727, 93337 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

Wells Fargo Bank, N.A., successor by merger
to Wells Fargo Bank Minnesota, N.A., as
Trustee under the pooling and servicing
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Funding Home Equity Loan Trust 1998-2c/o
Ocwen Loan Servicing LLC fka Ocwen
Federal Bank FSB as servicing agent
PLAINTIFF

VS.

Rebecca L. Blaine
DEFENDANT

STATE OF: Florida

COUNTY OF: Orange

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO:

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Ocwen Loan Servicing, LLC on behalf of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent

By:

Jessica Dybas

NAME: Jessica Dybas

TITLE: US Foreclosure Facilitator

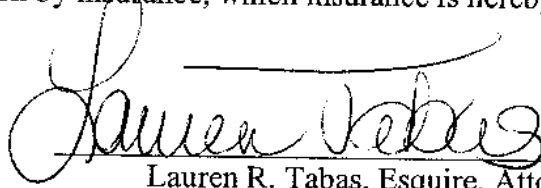
Sworn to and subscribed before me this 23rd day of January 2007.

Heather A. Snider
Notary Public



Heather A. Snider
My Commission DD229481
Expires July 08, 2007

WAIVER OF WATCHMAN/WAIVER OF INSURANCE – Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby releases from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

A handwritten signature in cursive script, reading "Lauren R. Tabas", written over a horizontal line.

Lauren R. Tabas, Esquire, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
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vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent, Plaintiff in the above action, sets forth, as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at 613 Elm Street, Berwick, PA 18603.

1. Name and address of Owner or Reputed Owner

Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2 c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2 c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent, Plaintiff
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

NONE

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

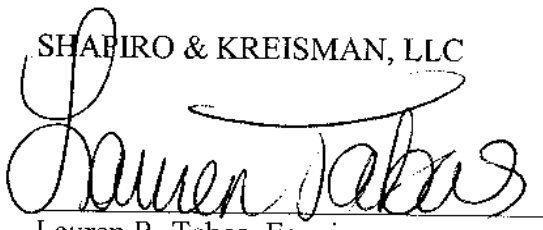
Columbia County Domestic Relations
15 Perry Avenue, P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
613 Elm Street
Berwick, PA 18603

David Blaine
613 Elm St.
Berwick, PA 18603

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.

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire

06-28539



SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DeNARDO

Managing Attorney

DANIELLE BOYLE-EBERSOLE +

LAUREN R. TABAS +

ILANA ZION

+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent vs. Rebecca L. Blaine
CIVIL ACTION NO. 2007 CV 139 MF
OUR FILE NO. 06-28539

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Laraine Colwell
Legal Assistant

Enclosures



SK

SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

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HANA ZION
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Columbia County Sheriff
35 West Main Street
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RE: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee under the pooling and servicing agreement dated as of June 29, 1998 Delta Funding Home Equity Loan Trust 1998-2c/o Ocwen Loan Servicing LLC fka Ocwen Federal Bank FSB as servicing agent vs. Rebecca L. Blaine
Docket number: 2007 CV 139 MF
Our file number: 06-28539

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- _____ Sale deposit in the amount of \$;
- _____ 8 copies of the property legal description for the deed and printers;
- _____ Affidavit pursuant to Rule 3129.1 ;
- _____ Act 91 Affidavit;
- _____ Notices of Sale for each Defendant;
- _____ Request for service of the notice of sale;
- _____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Laraine Colwell
Legal Assistant

SHAPIRO & KREISMAN, LLC
BY: LAUREN R. TABAS, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 93337
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 06-28539

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Federal Bank FSB as servicing agent
PLAINTIFF

vs.

Rebecca L. Blaine
DEFENDANT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2007 CV 139 MF

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1. Name and address of Owner or Reputed Owner

Rebecca L. Blaine
613 Elm Street
Berwick, PA 18603

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Rebecca L. Blaine
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Berwick, PA 18603

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1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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NONE

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

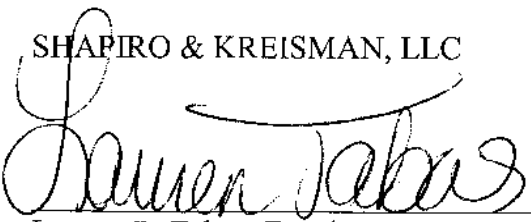
Columbia County Domestic Relations
15 Perry Avenue, P.O. Box 380
Bloomsburg, PA 17815

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:

TENANT OR OCCUPANT
613 Elm Street
Berwick, PA 18603

David Blaine
613 Elm St.
Berwick, PA 18603

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.

SHAPIRO & KREISMAN, LLC
BY: 
Lauren R. Tabas, Esquire

06-28539

Shapiro & Kreisman, LLC
General Business Account
PH. (610) 278-6800
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

LaSalle Bank N.A.
Chicago IL 60603

188777

2-50/710

Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars 08/06/07 *****\$1,350.00

Check Amount

Check Date

Re: 06-28539 / 89725378 / LC

Check Void After 90 Days

Pay

to the
order of

SHERIFF OF COLUMBIA COUNTY
P.O. BOX 380
BLOOMSBURG, PA 17815



⑈ 188777 ⑈ ⑆ 071000505⑆ 5201147419 ⑈