

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Judy Chestnut

NO. 19-07 ED NO. 700-03 JD

DATE/TIME OF SALE: Apr 25 0900

BID PRICE (INCLUDES COST) \$ 4260.05

POUNDAGE - 2% OF BID \$ 85.20

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4345.25

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 4345.25

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2995.25

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Judi Chestnut
 NO. 19-07 ED NO. 700-03 JD DATE/TIME OF SALE Apr 25 8900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>690.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>727.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>952.72</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>45.50</u>
TOTAL ***** \$ <u>55.50</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	<u>703.10</u>
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>256.91</u>
TOTAL ***** \$ <u>2770.01</u>			

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

SURCHARGE FEE (DSTE)	\$	<u>90.00</u>
MISC. <u>Under Co.</u>	\$	<u>26.82</u>
TOTAL ***** \$ <u>26.82</u>		

TOTAL COSTS (OPENING BID) \$ 4260.05

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer being duly sworn according to law depose Enterprise is a newspaper of general circulation with its principal office 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State was established on the 1st day of March, 1902, and has been published said Town, County and State since that day and on the attached notice April 4, 11 & 18, 2007 as printed and published; that the affiant is on publisher or designated agent of the owner or publisher of said newspaper advertisement was published; that neither the affiant nor Press Enterprise subject matter of said notice and advertisement and that all of the alleged statement as to time, place, and character of publication are true.

James T. Micklow

Sworn and subscribed to before me this 19th day of April

(Signature)

My commission expires July 1, 2008
Notary Seal
Dennis L. Aschenfelder, Notary
Scott Twp., Columbia Co.
My Commission Expires July 1, 2008
Member, Pennsylvania Association of Notaries

And now, April 18, 2007, I hereby certify that the publication charges amounting to \$100.00 for publishing the foregoing affidavit have been paid in full.

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2007 ED AND CIVIL WRIT NO. 700 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

For Identification Purposes Only, said parcels are known as Tax Parcel Nos. 32-14C-014-000000 and 32-14C-12-00000 in the office of the Columbia County Assessment Bureau.

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

Parcel # 32-14C-012

TERMS OF SALE

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

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

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

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

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

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



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

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

April 27, 2007

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

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

Dear Sir or Madam:

Please assign my bid as attorney on the writ to:

Wells Fargo Bank N.A. successor by merger
To Wells Fargo Bank Minnesota, N.A. as Trustee
F/k/a Norwest Bank Minnesota N.A. as Trustee
For the registered holders of Home Equity Loan
Asset Backed Certificates Series 2002-3
C/o Ocwen Loan Servicing LLC
1661 Worthington Road
West Palm Beach, FL 33409

Enclosed please find Realty Transfer Tax Affidavit in duplicate and check in the amount of \$2,995.25. Please prepare the sheriff's deed, acknowledge same and return it to me so that we may have same recorded. Please do not hesitate to contact our office if you have any questions.

Sincerely,


RICHARD F. STERN

RFS/hc
Enclosures
cc: Ocwen



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 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 Recorder 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: Richard F. Stern Telephone Number: (215) 572-8111
Street Address: 261 Old York Road, The Pavilion, Suite 410 City: Jenkintown State: PA Zip Code: 19046

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Sheriff of Columbia County Grantee(s)/Lessee(s): Wells Fargo Bank N.A. (see attached)
Street Address: P.O. Box 380 Street Address: c/o Ocwen Loan Servicing, 1661 Worthington Road
City: Bloomsburg State: PA Zip Code: 17815 City: West Palm Beach State: FL Zip Code: 33409

C. PROPERTY LOCATION

Street Address: 221D Jamison City Road City, Township, Borough: Sugarloaf
County: Columbia School District: Tax Parcel Number: 32-14C-012

D. VALUATION DATA

1. Actual Cash Consideration 4,260.05	2. Other Consideration +	3. Total Consideration = 4,260.05
4. County Assessed Value 17,048.00	5. Common Level Ratio Factor X 3.47	6. Fair Market Value = 59,156.56

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: 100.00 1b. Percentage of Interest Conveyed: 100

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate 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 #200211441, 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.)

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: _____ Date: 04/27/2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

STERN AND EISENBERG LLP

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

FIRSTTRUST
3-7380-2360

1281

DATE

NUMBER

AMOUNT

PAY

05/01/2007

1281

***\$2,995.25

*** TWO THOUSAND NINE HUNDRED NINETY-FIVE & 25/100 DOLLARS

TO THE
ORDER OF Sheriff- Columbia County

TRUST ACCOUNT

Ocwen vs Chestnut
001281

236073801 70 3203901

Mary Brown

MP

Security Features Included.

Details on back.

County 024

PARCEL ID: 32-14C-014-00,000

TAX YEAR: 2007

ALTERNATE ID:

EFFECTIVE DATE: 05012007

Year Authority Fund

Delq Year	Bd Rate	Tax	Interest	Securities	Other	Pending	Total Amount
2005	PRIM	13.06	1.50	1.31	75.00	.10	90.97
2006	PRIM	13.19	.33	1.32	45.00	.11	59.95
Total		26.25	1.83	2.63	120.00	.21	150.92

Plus \$ 30.00
 2006 Taxes
 2005 Taxes \$ 55.00
 \$ 235.92
 5.00

 \$ 240.92

County 024

PARCEL ID 32-14C-012-00,000

TAX YEAR 2007

ALTERNATE ID:

EFFECTIVE DATE 05012007

Year	Authority	Fund

Year	Bill	Tax	Interest	Penalty	Princ	Penalty	Total Amount
2005	PRIM	890.60	110.25	89.07	75.00	7.35	1,172.27
2006	PRIM	899.12	22.26	89.92	45.00	7.42	1,063.72
Total		1,789.72	132.51	178.99	120.00	14.77	2,235.99

Plus \$30.00
2006 Taxes

2005 Taxes \$55.00

\$2,320.99
5.00

\$2,325.99

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK MINNESOTA NA

VS.

JUDY CHESTNUT

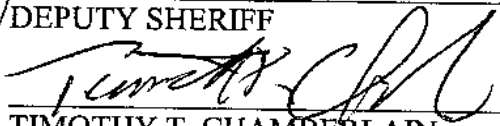
WRIT OF EXECUTION #19 OF 2007 ED

POSTING OF PROPERTY

March 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JUDY CHESTNUT. AT 221D JAMISON CITY ROAD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF MARCH 2007



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(370) 784-6300

**WELLS FARGO BANK MINNESOTA, N.A., 19ED2007
AS TRUSTEE FOR THE REGISTERED
HOLDERS OF HOME QUITTY LOAN ASSET-
BACKED CERTIFICATES SERIES 2002-3 BY
ITS ATTORNEY IN FACT OCWEN FEDERAL
BANK FSB**

VS

MORTGAGE FORECLOSURE

JUDY CHESTNUT

NOW, MONDAY, FEBRUARY 26, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF UNION COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JUDY CHESTNUT, AT 3858 COUNTY LINE ROAD, WINFIELD, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

UNION COUNTY SHERIFF'S OFFICE

JOHN P. SCHRAWDER, SHERIFF

103 South Second Street
Lewisburg, Pennsylvania 17837 • (570) 524-8716 • Fax (570) 524-8731



March 2, 2007

WELLS FARGO BANK
MINNESOTA, N.A.

VS

JUDY CHESTNUT

OUT CO 13 PAGE: 106

COST SHEET FOR SERVICE

NO: # 19ED2007

WRIT OF EXECUTION MORTGAGE FORECLOSURE

Docket	\$ 9.00
Service	\$ 9.00
Extra Service	\$
Surcharge	\$
Affidavit	\$ 3.00
Mileage	\$ 5.82
Not Found	\$
Deputation	\$
Misc.	\$
Total	<hr/> \$ 26.82

Writ of Poss.	\$
Arrest	\$
Commitment	\$
Removal	\$
Sheriff Time	\$

DEPOSIT: \$ 50.00
REFUND: \$ 23.18

RECEIPT# 149730
CHECK # 2578

3/2/07

UPON YOUR REQUEST A PROOF OF SERVICE WILL BE SENT TO YOU
ORIGINAL RETURN OF SERVICE IS FILED WITH THE UNION COUNTY PROTHONOTARY

**IN THE COURT OF COMMON PLEAS
17TH JUDICIAL DISTRICT
UNION COUNTY, PENNSYLVANIA**

WELLS FARGO BANK MINNESOTA, N.A.,

VS

NO: 19ED2007
MORTGAGE FORECLOSURE

JUDY CHESTNUT

UNION COUNTY SHERIFF'S RETURN

And now this 1ST day of MARCH 2007 I hereby certify and return that I DEPUTY PAUL SHIPTON served a copy of the above described MORTGAGE FORECLOSURE Upon JUDY CHESTNUT, named defendant, by personally handing to JOSE ROJAS(HUSBAND) at 3858 COUNTY LINE RD, WINFIELD, Union County Pennsylvania, on FEBRUARY 28, 2007 at 2:44 PM a true and correct copy of the above described MORTGAGE FORECLOSURE, and made known to HIM the contents of the same.

SO ANSWERS
JOHN P. SCHRAWDER, SHERIFF
UNION COUNTY, PA.

By: 
DEPUTY PAUL SHIPTON

PLAINTIFF'S ATTORNEY: COLUMBIA COUNTY		DEPOSIT	\$50.00	RECEIPT # 149730
SHERIFF'S FEES.		REFUND	\$	CHECK #
DOCKET	\$ 9.00			
SURCHARGE				
EXTRA SERVICE				
AFFIDAVIT	3.00			
SERVICE	9.00			
CO MILEAGE	5.82			
NOT FOUND				
DEPUTATION				
TOTAL \$ 26.82				

Commonwealth of Pennsylvania:
County of Union :

Sworn to and subscribed before me

this 2 day of March 2007


Prothonotary
My Commission Expires:

HARRIET ZEYN
Deputy Prothonotary & Clerk of Courts
Lewisburg, Union County, Pa
My Commission Expires 1st Mon Jan 2010

JOHN P. SCHRAWDER
SHERIFF OF UNION COUNTY
103 SOUTH 2ND STREET
LEWISBURG, PA 17837

2578

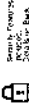
60-7269-2313

DATE 3/2/07

PAY TO THE ORDER OF Columbia County Sheriff's Office

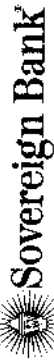
\$ 23.18

Twenty Three Dollars and Eighteen Cents



DOLLARS

VOID AFTER 90 DAYS



FOR Refund - Wells Fargo vs Chestnut

George M. Boyer

MP

#002578 1:2313726911

1911034707



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

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

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

February 26, 2007

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

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

Dear Sir or Madam:

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

Thank you for your attention to the matter.

Very truly yours,



BRADLEY D. SISLEY

BDS/ah
Enclosure
Cc: Sheriff Columbia County

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

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

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

VS.

NO. 2003-CV-700

JUDY CHESTNUT

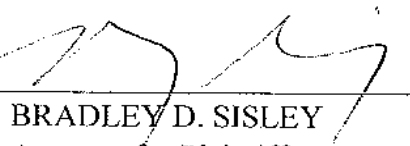
CERTIFICATE OF SERVICE

I, BRADLEY D. SISLEY, ESQ., attorney for the within Plaintiff, hereby certify that notice of the Sheriff's Sale was mailed to the Defendant by certified mail, return receipt requested on February 23, 2007.

I further certify that notice of the Sheriff's Sale was mailed to each lienholder by regular, first-class, postage prepaid mail on February 23, 2007 as evidenced by copy of certificates of mailing attached.

STERN AND EISENBERG LLP

BY:


BRADLEY D. SISLEY
Attorney for Plaintiff

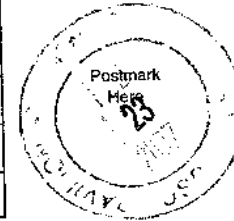
2/26/07

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To Andy Chestnut
 Street, Apt. No.,
 or PO Box No. 221 W. Jamison City Road
 City, State, ZIP+4 Benton PA 17814

PS Form 3800, August 2006

See Reverse for Instructions

7006 2150 0003 8530 9577

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

STERN & EISENBERG LLP
 Attorneys at Law
 The Pavilion
 201 Old York Road, Suite 410
 Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:

Domestic Relations
P.O. Box 380
Bloomburg PA 17185

PS Form 3817, January 2001

UNITED STATES POSTAL SERVICE
 Affix fee here in stamps
 or meter postage and
 postmark. Inquire of
 Postmaster for current
 fees.
 01550 FEB 23 07
 PB8694150
 19046

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

STERN & EISENBERG LLP
 Attorneys at Law
 The Pavilion
 201 Old York Road, Suite 410
 Jenkintown, PA 19046-3722

One piece of ordinary mail addressed to:

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

PS Form 3817, January 2001

UNITED STATES POSTAL SERVICE
 Affix fee here in stamps
 or meter postage and
 postmark. Inquire of
 Postmaster for current
 fees.
 01550 FEB 23 07
 PB8694150
 19046

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

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

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

VS. : NO. 2003-CV-700

JUDY CHESTNUT :

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

Dear Sir or Madam:

Please be advised that I represent the above creditor which has a judgment against the above defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on April 25th, 2007 in the Columbia County Sheriff's Office, Bloomsburg, PA (subject to change without further notice). 9AM

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

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

STERN AND EISENBERG LLP

2/7/2007 *per Deb*

BY: 

BRADLEY D. SISLEY,
Attorney for Plaintiff

32.14C-12
32.14C-14

2/15/07

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

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

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

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

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

Parcel # 32-14C-012

~ COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-FEB-07

FEE: \$5.00

CERT. NO: 3109

CHESTNUT JUDY
221 JAMISON CITY ROAD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED 20021-1440
LOCATION:
PARCEL: 32 -14C-014-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	90.67	0.32	55.00	145.99
2006	PRIM	29.62	0.33	60.00	89.95
TOTAL DUE :					\$235.94

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2007

SERVICE# 1 - OF - 9 SERVICES
DOCKET # 19ED2007

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

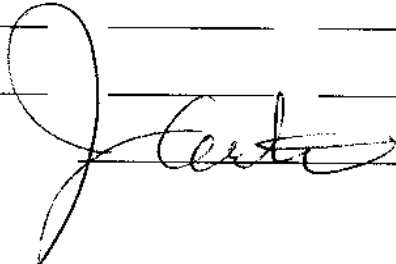
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA ____
C. CORPORATION MANAGING AGENT ____
D. REGISTERED AGENT ____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE ____

F. OTHER (SPECIFY) 3858 COUNTY LINE Rd.
WINFIELD PA

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>2-23-7</u>	<u>1245</u>	<u>2</u>	<u>EMPTY house</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

 DATE 2-23-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2007

SERVICE# 2 - OF - 9 SERVICES
DOCKET # 19ED2007

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-23-7 TIME 1230 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. Chamberlain

DATE 2-23-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2007

SERVICE# 3 - OF - 9 SERVICES
DOCKET # 19ED2007

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Lavan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-15-7 TIME 0935 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. Ailes

DATE 2-15-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2007

SERVICE# 6 - OF - 9 SERVICES
DOCKET # 19ED2007

PLAINTIFF

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

DEFENDANT
ATTORNEY FIRM

JUDY CHESTNUT
STERN AND EISENBERG LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-15-7 TIME 0820 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

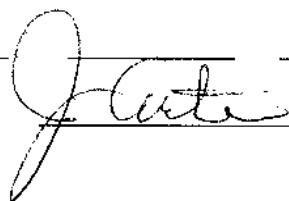
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 2-15-7

.. COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-FEB-07

FEE:\$5.00

CERT. NO:3077

CHESTNUT JUDY
221 JAMISON CITY ROAD
BENTON PA 17814

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

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,150.22	22.04		55.00	1,227.26
2006	PRIM	1,011.46	22.25		60.00	1,093.71
TOTAL DUE :						\$2,320.97

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY:

Columbia County Sheriff

(RN)

102595-02-M-1

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:

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) 7005 1160 0000 3415 2272

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery *19 FEB 15 2007*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 2258

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery *2/16*

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

102595-02-M-1

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 BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 2289

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery *19 FEB 15 2007*

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

102595-02-M-1

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:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 2265

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery *19 FEB 15 2007*

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

REAL ESTATE OUTLINE

ED # 1807

DATE RECEIVED 2-1-07
DOCKET AND INDEX 2-1-07

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>1006</u>

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

SALE DATE	<u>Apr 25 07</u>	TIME <u>0900</u>
POSTING DATE	<u>Mar 20</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 7</u>	
	2 ND WEEK <u>Apr 14</u>	
	3 RD WEEK <u>Apr 21</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2007 ED AND CIVIL WRIT NO. 700 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

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

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

Parcel # 32-14C-012

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2007 ED AND CIVIL WRIT NO. 700 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' 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:

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

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

Parcel # 32-14C-012

TERMS OF SALE

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2007 ED AND CIVIL WRIT NO. 700 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' 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:

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Parcel # 32-14C-012

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

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

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

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

vs

Judy Chestnut

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003 CV 700 Term 19

Writ

2007-ED-19

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

221D Jamison City Road, Benton, PA 17814

(SEE LEGAL ATTACHED)

Amount Due

\$ 57,798.67

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

Total

\$

Plus costs \$

as endorsed.

Dated Feb. 13, 2007

(SEAL)

Lami B. Klevi
Prothonotary, Common Pleas Court of Columbia
County, Penna. Of Sec. Court
Proth. & Clk. Of Sec. Court
My Com. Ex. 1st Mon. Jan 2008

Rev.

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

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

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

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

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

Parcel # 32-14C-012

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

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

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

VS. : NO. 2003-CV-700

JUDY CHESTNUT :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JUDY CHESTNUT
221D JAMISON CITY ROAD
BENTON, PA 17814

Your real estate at 221D JAMISON CITY ROAD, BENTON, PA 17814 is scheduled to be sold at Sheriff's Sale on April 25, 2007 at 9:00 A.M. ~~XXX~~ in the Columbia County Sheriff's Office, Bloomsburg, PA 17815, (subject to change without further notice) to enforce the court judgment of \$57,798.67 obtained by Wells Fargo Bank Minnesota N.A. by its attorney in fact Ocwen Federal Bank FSB against you.

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

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

1. The sale will be cancelled if you pay to Stern and Eisenberg the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern and Eisenberg, telephone (215) 572-8111.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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Parcel # 32-14C-012

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

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

CHAPTER 13

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

BANKRUPTCY CASE NUMBER
04-50904/JJT

v.

Judith A. Chestnut,
Debtor(s),

and

Charles J. Dehart, III, Trustee,
Additional Respondent.

ORDER

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

Date: April 3, 2006


John J. Thomas, Bankruptcy Judge

(BC)

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

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

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

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

VS. : NO. 2003-CV-700

JUDY CHESTNUT :

AFFIDAVIT PURSUANT TO RULE 3129.1

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

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

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221D Jamison City Road
Benton, PA 17814

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N/A

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

N/A

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

N/A

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

N/A

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

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

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

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

Date: 2/7/2007

STERN AND EISENBERG LLP

BY:



BRADLEY D. SISLEY,
Attorney for Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL ACTION-LAW

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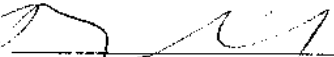
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STERN AND EISENBERG LLP

2/7/2007

BY:


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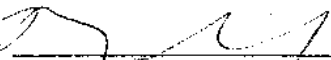
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For Identification Purposes Only, said parcels are known as Tax Parcel Nos. 32-14C-014-00000 and 32-14C-012-00000 in the office of the Columbia County Assessment Bureau.

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

Parcel # 32-14C-012



LAW OFFICES

Stern and Eisenberg LLP

(successor to Stern and Stercho)

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

February 6, 2007

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

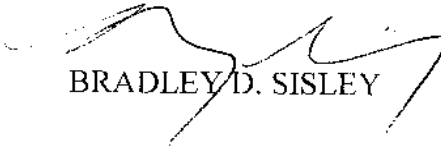
Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Please serve the Defendant with Notice of Sheriff's Sale at the following address:

Judy Chestnut
221D Jamison City Road
Benton, PA 17814

Please forward an affidavit of service once completed.

Very truly yours,


BRADLEY D. SISLEY

BDS/ab
Enclosures

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

DATE:

NUMBER

AMOUNT

1068

****\$1,350.00**

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

TO THE Sheriff- Columbia County

TRUST ACCOUNT

Ocwen vs Chestnut

Mary Thero

001058 1236073801: 0 3203901

1068