

SHERIFF'S SALE COST SHEET

NO. 43-07 ED NO. 90-07 JD VS. Lisa Edin DATE/TIME OF SALE June 21 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>315.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>11.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>516.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>208.34</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>433.34</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>303.20</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>308.20</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>1130.94</u>
WATER 20	\$ <u>106.10</u>
TOTAL ***** \$ <u>1237.04</u>	

SURCHARGE FEE (DSTE)	\$ <u>220.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2812.83

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Lisa Smith

NO. 4307 ED NO. 96-07 JD

DATE/TIME OF SALE: June 27 2000

BID PRICE (INCLUDES COST) \$ 2842.83

POUNDAGE - 2% OF BID \$ 56.86

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2899.69

PURCHASER(S): [Signature]

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2899.69

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 899.69

CATAWISSA BOROUGH

Phone: (570) 356-2561
(570) 356-2365

P. O. BOX 44
307 MAIN STREET
CATAWISSA, PENNA. 17820

Fax: (570) 356-2794

cataboro@digital-link.net

To: Timothy Chamberlain

From: Catawissa Borough (kim)

Fax #: 389-5625

Re: Sheriff Sale Charges

Message: Charges in Electric & Sewer for the following:

Cindy Whalen
Docket #67ED2007
Electric: \$297.87
Sewer: \$88.20
Total: 386.07

Scott Bunge
Docket #30ED2007
Elect: 54.77
Sewer: 22.05
Total: 76.82

Lisa R. Edkin
Docket #43ED2007
Electric: 1086.19
Sewer: 44.10
Total: 1130.29

Thank you.
Kim, Acting Secretary

300162

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST B

3-7380/2360

06/27/2007

PAY
TO THE
ORDER OF

Sheriff of columbia County

\$ **899.69

DOLLARS

EIGHT HUNDRED NINETY-NINE AND 69 / 100

MORTGAGE DISBURSEMENT ACCOUNT


AUTHORIZED SIGNATURE

MEMO *Edkin*

⑈ 300162 ⑈ ⑆ 236073801 ⑆ 70 1100018 ⑈

GOLDBECK McCAFFERTY & McKEEVER

06/27/2007

300162

Sheriff of columbia County

\$899.69

Edkin

Mortgage Disbursement

GOLDBECK McCAFFERTY & McKEEVER

06/27/2007

300162

\$899.69

Mortgage Disbursement
Edkin

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.

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

Article Number
 (Transfer from service label)

7005

900 MARKET STREET-5 TH FLOOR PHILADELPHIA, PA 19107	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

2. Article Number (Transfer from service label)	7005 1160 0000 3414 9876
--	--------------------------

PS Form 3811, February 2004	Domestic Return Receipt	102595-02-M-1*
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☐ Agent
☒ Address
☐ Date of Delivery
MAR 08 2007
 B. Received by (Printed Name)
 C. Is delivery address different from item 1? ☐ Yes ☐ No
 D. If YES, enter delivery address below:

- 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.

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7005 1160 0000 3414 9852
 Domestic Return Receipt

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 PA
 PO Box 2675
 Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐ Address
 X *T. Doyle*
 B. Received by (Printed Name) **T. DOYLE** C. Date of Delivery **MAR 08 2007**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

2. Article Number (Transfer from service label) **7005 1160 0000 3414 9937**
 PS Form 3811, February 2004 Domestic Return Receipt 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:
 Dept. of Public Welfare
 PO Box 8486
 Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐ Address
 X *T. Doyle*
 B. Received by (Printed Name) **T. DOYLE** C. Date of Delivery **MAR 08 2007**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

2. Article Number (Transfer from service label) **7005 0390 0001 2235 9134**
 PS Form 3811, February 2004 Domestic Return Receipt 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
 1001 Liberty Ave.
 Pittsburgh, PA 15222

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐ Address
 X *S. Evans*
 B. Received by (Printed Name) **S. EVANS** C. Date of Delivery **MAR 12 2007**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

2. Article Number (Transfer from service label) **7005 0390 0001 2235 9158**
 Domestic Return Receipt 102595-02-M-1

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

June 27, 2007

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES vs. LISA R. EDKIN

Sale Book/Writ No.: /

Docket Number: 2007-CV-90

Sale Date: 06/27/2007

Property Address: 516 N. 4th Street Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the
above-captioned matter. Please deed the property to:

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES

7105 Corporate Drive

PTX B-35

Plano, TX 75024-3632

**If funds are required to settle with the Sheriff and they are not enclosed, please
call, fax or email the cost sheet to Amy Gough.** Please notify our office when the deed is
recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Julianne Crowe

Post Sale Department

215-825-6323

215-825-6423 (fax)

JCrowe@goldbecklaw.com

Amy Gough

215-825-6348

215-825-6448 (fax)

agough@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Assignment of Bid

NO. 2007-CV-90 – EDKIN
516 N. 4th Street
Catawissa, PA 17820

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated June 27, 2007 to:

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

GOLDBECK MCCAFFERTY & MCKEEVER

Date: June 27, 2007

A handwritten signature in black ink, appearing to read "JAG", is written over a horizontal line.

JOSEPH A. GOLDBECK, JR.

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

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/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 (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 GOLDBECK, McCAFFERTY & McKEEVER	TELEPHONE NUMBER (215) 627-1322
--	---

STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center	CITY Philadelphia	STATE PA	ZIP CODE 19106-1532
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B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT	GRANTEE(S)/LESSEE(S) WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-OPI ASSET BACKED PASS-THROUGH CERTIFICATES
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STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS 7105 Corporate Drive, PTX B-35
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CITY Bloomsburg	STATE PA	ZIP CODE 17815
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CITY Plano	STATE TX	ZIP CODE 75024-3632
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C. PROPERTY LOCATION

STREET ADDRESS 516 N. 4th Street	CITY, TOWNSHIP, BOROUGH Catawissa - BOROUGH OF CATAWISSA
--	--

COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 08-04-003
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1. ACTUAL CASH CONSIDERATION \$2,899.69	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$2,899.69
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D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$19,618.00	5. COMMON LEVEL RATIO FACTOR X 3.55	6. FAIR MARKET VALUE = \$ 69,643.90
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E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	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 agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200315756
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, 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

DATE

June 27, 2007

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

June 6, 13, 20, 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.

SHERIFF'S SALE

Wednesday, June 27,
2007 at 9:00 AM

By virtue of a Writ of Execution No. 43ED2007, Court of Common Pleas of Columbia County, Civil Division, to me directed, there will be exposed to a public sale, by venue or outcry to the highest bidder, for cash, in a courtroom or Sheriff's Office at the Columbia County Courthouse, 35 West Main St., Bloomsburg, Penna., 17815, all the right and title and interest to the defendants in and to:

PROPERTY ADDRESS:
516 N. 4th Street
Catawissa, PA 17820

BOROUGH OF
CATAWISSA

DEED BOOK, PAGE No.:
Instrument #200315756
TAX PARCEL No.: 08-04-003

IMPROVEMENTS:

A residential dwelling.

DEFENDANT: LISA R.
EDKIN

PLAINTIFF ATTORNEY:

Joseph A. Goldbeck, Jr.
Philadelphia, PA 19106-1532

TIMOTHY T.
CHAMBERLAIN, SHERIFF
COLUMBIA COUNTY
www.sheriffcolumbia-county.com

Subscribed to before me this 21st day of June, 2007.

(Notary Public)
Commonwealth of Pennsylvania

My commission expires

Notarial Seal
Dennis L. Achenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

....., 20....., I hereby certify that the advertising and
es amounting to \$.....for publishing the foregoing notice, and the
vit have been paid in full.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

June 22, 2007

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

RE: PNC Bank, N.A. vs. Scott A. Bunge
Docket # 30ED2007 JD # 1396JD2006

Wells Fargo Bank, N.A. vs. Lisa R. Edkin
Docket # 43ED2007 JD # 90JD2007

Mortgage Electronic Registration Systems vs. Cindy F. Whalen
Docket # 67ED2007 JD # 324JD2007

Dear Sheriff Chamberlain:

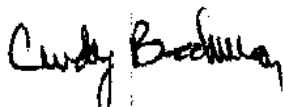
Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amount owed as of June 22, 2007:

Scott A. Bunge - 141 South 4th St., Catawissa, PA	\$ 43.70 (Updated)
Lisa R. Edkin - 516 North 4th St., Catawissa, PA	\$ 106.10
Cindy F. Whalen - 227 North 2nd St., Catawissa, PA	\$ 168.41

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Catawissa Water Autl

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570

THIS INFORMATION
WAS FAXED TO YOUR
OFFICE ON THE
MORNING OF MAY 18
Also.

May 18, 2007

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

RE: Wells Fargo Bank, N.A. vs. Lisa R. Edkin
Docket # 43ED2007 JD # 90JD2007

Dear Sheriff Chamberlain:

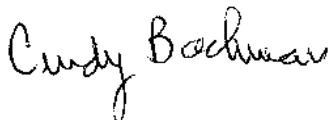
Following is the water utility amount owed to the Catawissa Water Authority by Lisa R. Edkin for the property at 516 North 4th St., Catawissa, PA.

The following is a summation of amount owed as of May 18, 2007:

Lisa R. Edkin	\$ 91.62
---------------	----------

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

May 18, 2007

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

RE: Wells Fargo Bank, N.A. vs. Lisa R. Edkin
Docket # 43ED2007 JD # 90JD2007

Dear Sheriff Chamberlain:

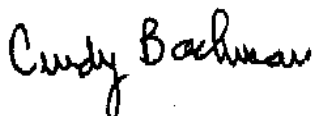
Following is the water utility amount owed to the Catawissa Water Authority by Lisa R. Edkin for the property at 516 North 4th St., Catawissa, PA.

The following is a summation of amount owed as of May 18, 2007:

Lisa R. Edkin	\$ 91.62
---------------	----------

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

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

May 17, 2007

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX: 570-389-5625

RE: WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES
vs.
LISA R. EDKIN
Term No. 2007-CV-90

Property address:

**516 N. 4th Street
Catawissa, PA 17820**

Sheriff's Sale Date: May 23, 2007

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 23, 2007 to June 27, 2007.

Thank you for your cooperation.

Very truly yours,

Joseph A. Goldbeck, Jr.
JOSEPH A. GOLDBECK, JR.

JAG/JIHH

cc: Patricia Rojo
OPTION ONE MORTGAGE CORPORATION
Acct. #0012347894

43

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

April 30, 2007

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2007-CV-90
LISA R. EDKIN

Real Estate Division:

The above case may be sold on May 23, 2007. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Antoniette Black, Paralegal**
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

OPT-0609
CF: 01/11/2007
SD: 05/23/2007
\$96,175.72

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

Plaintiff

vs.

LISA R. EDKIN
Mortgagor(s) and
Record Owner(s)

516 N. 4th Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2007-CV-90

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

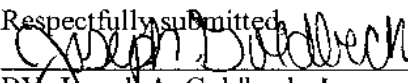
- ☒ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

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

Respectfully submitted,

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES 2004-OP1
ASSET BACKED PASS-THROUGH
CERTIFICATES

Docket # 43ED2007

VS

MORTGAGE FORECLOSURE

LISA R. EDKIN

AFFIDAVIT OF SERVICE

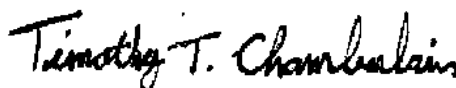
NOW, THIS WEDNESDAY, MARCH 07, 2007, AT 11:30 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LISA EDKIN AT 516 N. 4TH STREET, CATAWISSA BY HANDING TO
LISA EDKIN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 07, 2007

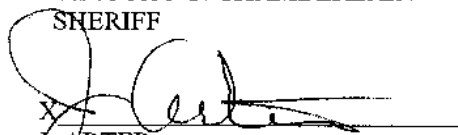

NOTARY PUBLIC

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



X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

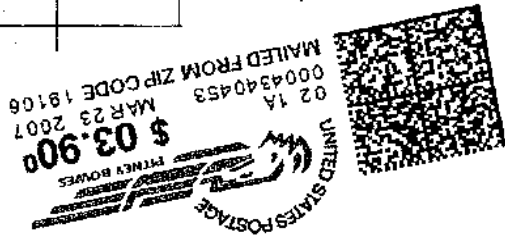
Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

- ☐ Certified
☐ COO
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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

Article Number	Address (Name, Street, City, State & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	MBNA AMERICA 2568 Park Center Blvd State College, PA 16801	INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Thirteenth Floor, Suite 1300 Pittsburgh, PA 15222									
2	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675	DEPARTMENT OF PUBLIC WELFARE ESTATE RECOVERY PROGRAM PO Box 8486, Willow Oak Building Harrisburg, PA 17105-8486									
3	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 516 N. 4th Street Gatawissa, PA 17820									
4	BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAGE CO. OF PA 1502 W Chester Pike West Chester, PA 19382	SOLLEY, SHAWN 17 Devil Lane Morgantown, WV 26508									
5	BENEFICIAL CONSUMER DISCOUNT CO. 961 Weigel Drive Elmhurst, IL 60126	SUMMERS, MICHAEL E. 8184 Scarborough Drive Colorado Springs, CO 80920									
6	MALLORY, COLLEEN L. 10400 Bradford Way Yukon, OK 73099	SUMMERS, GEORGE G. 1683 S. Eagle Valley Road Julian, PA 16844									
7	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION 1131 Strawberry Square 6th Floor Harrisburg, PA 17128										
8											
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office										
13											



See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

Sale Date: 05/23/2007

OPT-0609 Columbia County

LISA R. EDKIN

Columbia

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2004-OP1 ASSET BACKED
PASS-THROUGH CERTIFICATES

Plaintiff

vs.

LISA R. EDKIN

Mortgagor(s) and Record Owner(s)

516 N. 4th Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-90

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

516 N. 4th Street

Catawissa, PA 17820

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

LISA R. EDKIN

516 N. 4th Street

Catawissa, PA 17820

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

LISA R. EDKIN

516 N. 4th Street

Catawissa, PA 17820

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

MBNA AMERICA

AWAITING ADDRESS

MBNA AMERICA
2568 Park Center Blvd State
College, PA 16801

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAGE CO. OF PA.
AWAITING ADDRESS

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAGE CO. OF PA.
1502 W Chester Pike
West Chester, PA 19382

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

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

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

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.

MALLORY, COLLEEN L.
10400 Bradford Way
Yukon, OK 73099

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS
516 N. 4th Street
Catawissa, PA 17820

SOLLEY, SHAWN
17 Devin Lane
Morgantown, WV 26508


SUMMERS, MICHAEL E.
8164 Scarborough Drive
Colorado Springs, CO 80920

SUMMERS, GEORGE G.
1683 S. Eagle Valley Road
Julian, PA 16844

(attach separate sheet if more space is needed)

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.

DATED: April 30, 2007



GOLDBECK MCCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

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.

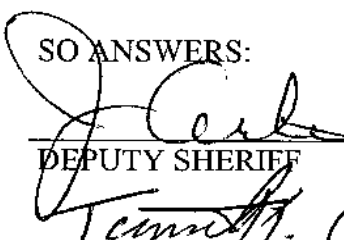
LISA EDKIN

WRIT OF EXECUTION #43 OF 2007 ED

POSTING OF PROPERTY

April 18, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LISA EDKIN. AT 516 N. 4TH STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 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 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST, SERIES 2004-OP1
ASSET BACKED PASS-THROUGH
CERTIFICATES

Docket # 43ED2007

VS

MORTGAGE FORECLOSURE

LISA R. EDKIN

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 07, 2007, AT 11:30 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LISA EDKIN AT 516 N. 4TH STREET, CATAWISSA BY HANDING TO LISA EDKIN, , 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, MARCH 07, 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
J. ARTER
DEPUTY SHERIFF

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/12/2007

Fee: \$5.00

Cert. NO: 3169

WHITE WILLIAM GARY
600 SCENIC DRIVE
BLOOMSBURG PA 17815

District: MAIN TWP
Deed: 20030 -6689
Location: LOT 165 WONDERVIEW P
Parcel Id:22 -01C-007-00,000

Assessment: 40,053
Balances as of 03/12/2007

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/7/2007

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 45ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT
ATTORNEY FIRM

WILLIAM GARY WHITE
UDREN LAW OFFICE

PERSON/CORP TO SERVED
WILLIAM WHITE
600 SCENIC AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Shruthay

RELATIONSHIP Sex IDENTIFICATION _____

DATE 3-12-7 TIME 1510 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 3-12-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/7/2007

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 45ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT
ATTORNEY FIRM

WILLIAM GARY WHITE
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-12-7 TIME 1445 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 3-12-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/7/2007

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 45ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

DEFENDANT
ATTORNEY FIRM

WILLIAM GARY WHITE
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Client IDENTIFICATION _____

DATE 3-12-7 TIME 1400 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 3-12-7

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 309-0430

PHONE
(570) 349-0122

24 HOUR PHONE
(570) 784-4200

Tuesday, March 06, 2007

**PAULA CLARK
138 SOUTH STREET
CATAWISSA, PA 17820-**

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES
VS
LISA R. EDKIN**

DOCKET # 43ED2007

JD # 90JD2007

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

2007 County & Municipality
CATAWISSA BORO
MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
CATAWISSA PA 17820

HOURS: EVERY TUESDAY: 8 PM - 8 PM
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15
APPT ONLY: AFTER OCT 31 - APPT. ONLY
PHONE: 570-356-2189

SUMMERS MATTHEW L
USA R EDKIN
516 WEST FOURTH STREET
CATAWISSA PA 17820

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2007		12578	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	PAY AMOUNT DUE	INC. PENALTY		
GENERAL	19,618	6.146	118.16	120.57	132.63		
SINKING		1.345	25.86	28.39	29.03		
FIRE TAX		1	19.23	19.62	21.58		
BORO RE		5.42	104.20	106.33	116.86		
PAY THIS AMOUNT				257.45	272.91	300.20	
This discount & penalty have been calculated for your convenience				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 08-04-003-00.000			
516 N FOURTH ST			
.1984 Acres			
Land		2,593	
Buildings		17,025	
Total Assessment		19,618	

This tax returned to
 courthouse on:
 January 1, 2008

FILE COPY

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:07-MAR-07

FEE:\$5.00

CERT. NO:3143

SUMMERS MATTHEW L
LISA R EDKIN
516 WEST FOURTH STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED 0398-1011
LOCATION: 516 N FOURTH ST CATAWISSA
PARCEL: 08 -04 -003-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	673.49	12.19		55.00	740.68
2006	PRIM	910.42	19.18		30.00	959.60
TOTAL DUE :						\$1,700.28

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June ,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 3/5/2007

SERVICE# 1 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

LISA R. EDKIN

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

LISA EDKIN

516 N. 4TH STREET

CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

LISA

RELATIONSHIP

DEBT

IDENTIFICATION

DATE 3-7-07

TIME 1130

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. G. [Signature]

DATE

3-7-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2007

SERVICE# 13 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-0P1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

LISA R. EDKIN

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

CATAWISSA BOROUGH

MORTGAGE FORECLOSURE

MAIN STREET

CATAWISSA

SERVED UPON SUZANNE HERMANSKI

RELATIONSHIP Sect. IDENTIFICATION _____

DATE 3-7-7 TIME 1010 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

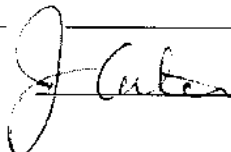
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2007

SERVICE# 14 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OPI ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

LISA R. EDKIN

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

CATAWISSA WATER AUTHORITY

MORTGAGE FORECLOSURE

SCHOOLHOUSE ROAD

CATAWISSA

SERVED UPON

Alice Snyder

RELATIONSHIP

Sect

IDENTIFICATION

DATE 3-7-7

TIME 1050

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. Acker

DATE

3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2007

SERVICE# 15 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT

LISA R. EDKIN

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

PAULA CLARK

MORTGAGE FORECLOSURE

138 SOUTH STREET

CATAWISSA

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-7-7 TIME 1105 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

DEPUTY

J. Carter

DATE 3-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/5/2007

SERVICE# 16 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT
ATTORNEY FIRM

LISA R. EDKIN
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. Livan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-6-7 TIME 1:50 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. Carter DATE 3-6-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/5/2007

SERVICE# 19 - OF - 22 SERVICES
DOCKET # 43ED2007

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES
2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

DEFENDANT
ATTORNEY FIRM

LISA R. EDKIN
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dz6 11.11.12

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 3-6-07 TIME 1425 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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) _____

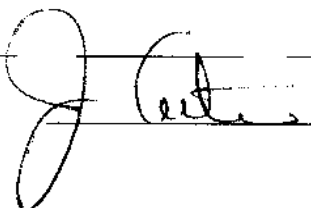
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-6-07

REAL ESTATE OUTLINE

ED # 4/5-07

DATE RECEIVED 3-5-07
DOCKET AND INDEX 3-6-07

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>2000.00</u>	<u>✓</u>	CK# <u>286345</u>

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

SALE DATE	<u>May 23, 07</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 19, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 2</u>	
	2 ND WEEK <u>9</u>	
	3 RD WEEK <u>16, 07</u>	

08 04 00300

SHERIFF'S SALE

Wednesday, May 23rd, 2007 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 43ED2007 AND CIVIL WRIT NO. 90JD2007 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 plot of ground situate in the Borough of Catawissa, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

Beginning at a point on the easterly side of North Fourth Street at the northwesterly corner of land now or late of Alvin Long (said point also being 128 feet 8 inches northeast of the northerly side of an alley running from North Fourth Street to State Highway Route #242); thence south sixty (60) degrees thirty (30) minutes east, a distance of one hundred forty-nine (149) feet to an iron pin; thence north thirty (30) degrees east, fifty-eight (58) feet to a point, the southeasterly corner of land now or late of Kenneth Mensch; thence along said Mensch land north sixty (60) degrees thirty (30) minutes west, one hundred forty-nine (149) feet to the easterly side of North Fourth Street; thence along said street south thirty (30) degrees west, fifty-eight (58) feet to the place of beginning.

Containing two-tenths of an acre and being Tract Number one in a survey made June 10, 1963 by Howard Fetterolf, R.E.

Tax parcel no: 08-04-003

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 in 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 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 the 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
Joseph A. Goldbeck, Jr.
Mellon Independence Center - Suite 5000 701 Market Street
Philadelphia, PA 19106-1532

Sheriff of Columbia County
Timothy T. Chamberlain
<http://www.sheriffofcolumbiacounty.com/>

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WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 AND Rule 3257

WELLS FARGO BANK, N.A. AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2004-OP1 ASSET BACKED
PASS-THROUGH CERTIFICATES

vs.

LISA R. EDKIN
516 N. 4th Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2007-CV-90

2007-ED-43

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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:

PREMISES: 516 N. 4th Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$96,175.72

Interest From **02/21/07**
Through Date of Sale

(Costs to be added)

Dated:

3/5/2007

Tami B. Klein

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Bunn

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Tax parcel no: 08-04-003

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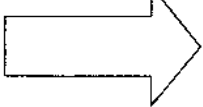
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Tax parcel no: 08-04-003

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-0P1 ASSET BACKED PASS-THROUGH	COURT NUMBER 2007-CV-90	
DEFENDANT/S/ LISA R. EDKIN	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LISA R. EDKIN

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
516 N. 4th Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
February 20, 2007

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST SERIES 2004-0P1 ASSET BACKED PASS-THROUGH		COURT NUMBER 2007-CV-90
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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
516 N. 4th Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE February 20, 2007
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2004-OP1 ASSET BACKED PASS-
THROUGH CERTIFICATES

Plaintiff

vs.

LISA R. EDKIN
(Mortgagor(s) and Record Owner(s))
516 N. 4th Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-90

2007-ED-43

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

516 N. 4th Street
Catawissa, PA 17820

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

LISA R. EDKIN
516 N. 4th Street
Catawissa, PA 17820

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

LISA R. EDKIN
516 N. 4th Street
Catawissa, PA 17820

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

MBNA AMERICA
AWAITING ADDRESS

MBNA AMERICA
2568 Park Center Blvd State
College, PA 16801

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement

Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAGE CO. OF PA.
AWAITING ADDRESS

BENEFICIAL CONSUMER DISCOUNT CO. D/B/A BENEFICIAL MORTGAGE CO. OF PA.
1502 W Chester Pike
West Chester, PA 19382

BENEFICIAL CONSUMER DISCOUNT CO.
961 Weigel Drive
Elmhurst, IL 60126

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

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

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.

MALLORY, COLLEEN L.
10400 Bradford Way
Yukon, OK 73099

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 Strawberry Square
6th Floor
Harrisburg, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

DEPARTMENT OF PUBLIC WELFARE
ESTATE RECOVERY PROGRAM
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS
516 N. 4th Street
Catawissa, PA 17820

SOLLEY, SHAWN
17 Devin Lane
Morgantown, WV 26508

SUMMERS, MICHAEL E.

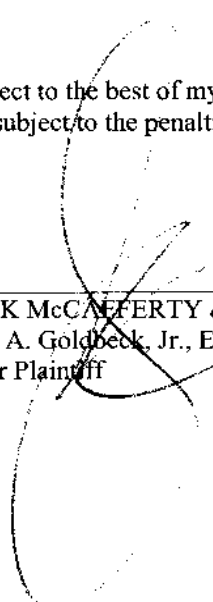
8164 Scarborough Drive
Colorado Springs, CO 80920

SUMMERS, GEORGE G.
1683 S. Eagle Valley Road
Julian, PA 16844

(attach separate sheet if more space is needed)

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.

DATED: February 27, 2007



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR
ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2004-0P1 ASSET BACKED PASS-
THROUGH CERTIFICATES

Plaintiff

vs.

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Catawissa, PA 17820

Defendant(s)

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of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-90

2007-ED-43

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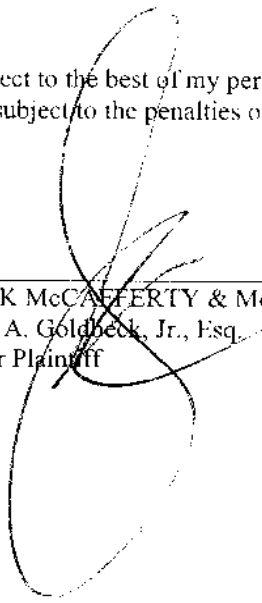
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BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2007-CV-90

2007-ED-43

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE
USED FOR THAT PURPOSE.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDKIN, LISA R.
LISA R. EDKIN
516 N. 4th Street
Catawissa, PA 17820

Your house at 516 N. 4th Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$96,175.72 obtained by WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES 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 WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-OP1 ASSET BACKED PASS-THROUGH CERTIFICATES, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
Harrisburg, PA 17108
800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 5). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Judy at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is David Fein who can be reached at 215-825-6318 or Fax: 215-825-6418. Please reference our Attorney File Number of OPT-0609.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

Plaintiff

vs.

LISA R. EDKIN
Mortgagor(s) and Record Owner(s)
516 N. 4th Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2007-CV-90

2007-ED-43

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCafferty & McKeever

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2004-OP1 ASSET BACKED PASS-THROUGH
CERTIFICATES

Plaintiff

vs.

LISA R. EDKIN

Mortgagor(s) and Record Owner(s)

516 N. 4th Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2007-CV-90

2007-ED-43

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of 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.

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2004-0P1 ASSET BACKED PASS-THROUGH
CERTIFICATES

Plaintiff

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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
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CIVIL ACTION LAW

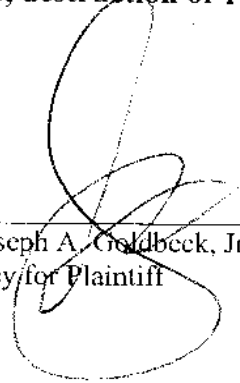
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BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

02/20/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$2,000.00

TWO THOUSAND AND XX / 100 DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Edkin*


AUTHORIZED SIGNATURE

⑈ 286345⑈ ⑆ 236073801⑆ 70 1100018⑈

286345