

SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Picky & Reshell
 NO. 49-08 ED NO. 245-08 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>156.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>171.06</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>3.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>304.56</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>820.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>970.40</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>0.00</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>70.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1550.00

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Dick & Roseshell Haines
 NO. 49-08 ED NO. 245-08 JD DATE/TIME OF SALE Oct. 1 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>382.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>820.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1045.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:			
BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	<u>331.36</u>
TOTAL ***** \$ <u>331.36</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$	<u>110.00</u>
MISC.	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1720.00

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

October 1, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2 v.
RICKY HARNER and ROSESHELL HARNER
4209 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-245

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is
scheduled for October 1, 2008 due to the following: ACTIVE HOLD.

\$0.00 was received in consideration of the stay. Please be advised that no funds
were reported to be received.

You are hereby directed to immediate discontinue the advertising of the sale and
processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as
possible..

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Lizky & Rosehell Harner

NO. 49-08 ED NO. 245-08 JD

DATE/TIME OF SALE: Oct. 1 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

August 26, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2 v.
RICKY HARNER and ROSEHELL HARNER
4209 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-245

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 27, 2008 due to the following: Per Client.

The Property is to be relisted for the next available Sheriff Sale. Please advise our office of the new sale date.

Thank you for your correspondence in this matters.

Very Truly Yours,
KEVIN OLINGER for
Phelan Hallinan & Schmieg, LLP

County 024

PARCEL ID: 12-018-00-01.000

TAX YEAR: 2008

ALTERNATE ID:

EFFECTIVE DATE:

Year

Authority

Fund

Delq Year	Bill Roll		Interest	Penalty	Other	Pending	Total Amount
2007	PRIM	239.59	15.84	23.95	45.00		324.38
Total:		239.59	15.84	23.95	45.00		324.38

324.38+

1.98+

5.+

003

331.36*

County 024

PARCEL ID: 12-018-003-01.000

TAX YEAR: 2008

ALTERNATE ID:

VERSION: 25

UPDATED:

DMILLER

on 01/14/2008 08:27 am

CUR:

Y

Owner: HARNER RICKY & ROSEHELL

Bill: PRIM

PRIMARY

Location: 4209 OLD BERWICK RD

Delq

Year

Billroll

Tax

Penalty

Interest

Fees/
Others

Total

2007	PRIM	239.59	23.95	13.86	45.00	322.40
		239.59	23.95	13.86	45.00	322.40

Last Pay

Last Notice Date: 03/03/2008

Type: NOT

File with lien: NO

Tax Sale type:

Tax Sale status:

322.4+

1.98+

5.+

003

329.38*

Sept. amount

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

June 3, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2 v.
RICKY HARNER and ROSEHELL HARNER
4209 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-245

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for June 4, 2008 due to the following: Per Client.

The Property is to be relisted for the August 27, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

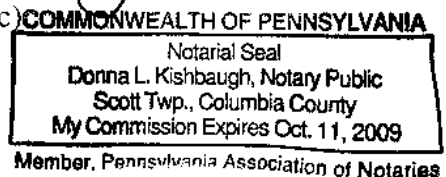
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 14, 21, 28, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 29th day of May, 2008.

Donna L. Kishbaugh

(Notary Public)

My commission expires



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

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

May 21, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2
V. RICKY HARNER and ROSEHELL HARNER
COLUMBIA COUNTY, NO. 2008-CV-245

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,

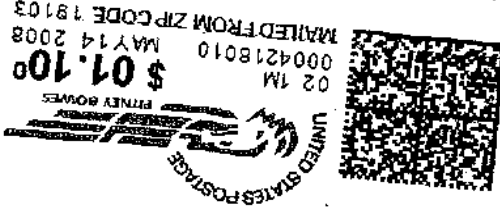
Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 06/04/08 SHERIFF'S SALE.*****

**Name and Address
Of Sender**

PHILAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 4209 OLD BERWICK ROAD BLOOMSBURG, PA 17815		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
12				
		RE: RICKY HARNER TEAM 3	PWS # 170888	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



*Supplied by
Team*

**WELLS FARGO BANK, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2**

vs.

**RICKY HARNER
ROSEHELL HARNER**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-245
:**

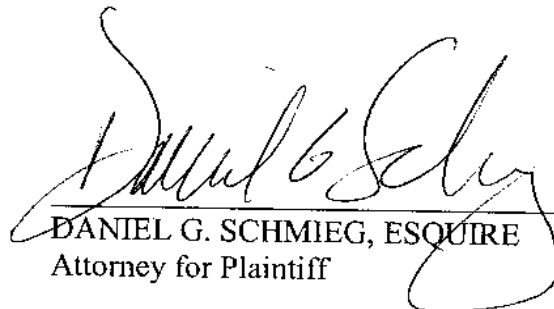
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 21, 2008



DANIEL G. SCHMIEG, ESQUIRE
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 NA

VS.

RICKY & ROSESHELL HARNER

WRIT OF EXECUTION #49 OF 2008 ED

POSTING OF PROPERTY

April 29, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICKY & ROSESHELL HARNER AT 4209 OLD BERWICK RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF APRIL 2008

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 17015
FAX: (717) 309-5625

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 789-6300

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2
VS

Docket # 49ED2008

MORTGAGE FORECLOSURE

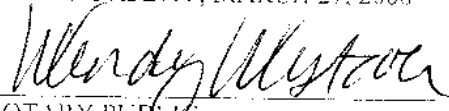
RICKY HARNER
ROSEHELL HARNER

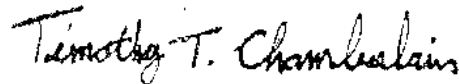
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 26, 2008, AT 3:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ROSEHELL HARNER AT 4209 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO RICKY HARNER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

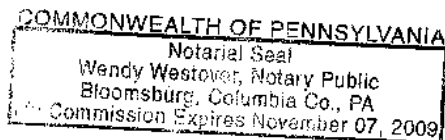
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 27, 2008


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X 
C. CARROLL
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3622

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 284-6180

WELLS FARGO BANK, N.A. AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

Docket # 49ED2008

VS

MORTGAGE FORECLOSURE

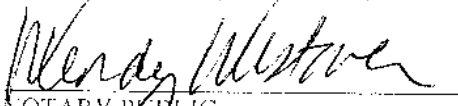
RICKY HARNER
ROSEHELL HARNER

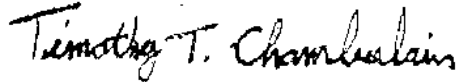
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 26, 2008, AT 3:10 PM.:SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON RICKY HARNER AT 4209 OLD BERWICK ROAD, BLOOMSBURG
BY HANDING TO RICKY HARNER, , 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 THURSDAY, MARCH 27, 2008


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
C. CARROLL
DEPUTY SHERIFF

MAKE CHECKS PAYABLE TO:

LINDA J FEDDER
6390 THIRD STREET-LIME RIDGE
Bloomsburg PA 17815

HOURS: STARTING MARCH 8:

MONDAY - 3PM TO 6PM

TUESDAY - 3PM TO 6PM

PHONE: 570-784-0219

FOR: COLUMBIA COUNTY

DATE
03/01/2008BILL NO.
14714

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,021	8.146	144.68	147.63	162.39
SINKING		1.345	31.66	32.31	35.54
FIRE		.5	11.77	12.01	13.21
TWP RE		1.671	39.34	40.14	44.15
WATER	FRONT 75	.1	7.35	7.50	8.25
The discount & penalty have been calculated for your convenience			234.80	239.59	263.54
PAY THIS AMOUNT			April 30 If paid on or before	June 30 if paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HARNER RICKY & ROSESHELL
4209 OLD BERWICK ROAD
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 12 -01B-003-01,000		
4209 OLD BERWICK RD		
.5096 Acres	Land	4,995
	Buildings	19,026
Total Assessment		24,021

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

Mail to: 6390 Third Street, Lime Ridge, PA 17815. Please attach this notice to your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-MAR-08

FEE: \$5.00

CERT. NO: 4424

HARNER RICKY & ROSESHELL
4209 OLD BERWICK ROAD
BLOOMSBURG PA 17815

DISTRICT: CENTRE SOUTH TWP
DEED 20061-1579
LOCATION: 4209 OLD BERWICK RD BLOOMSBURG
PARCEL: 12 -01B-003-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	312.50	5.93		0.00	318.43
TOTAL DUE :						\$318.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: June , 2008

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

----- Timothy T. Chamberlain, Sheriff
Jm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2008

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 49ED2008

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT

RICKY HARNER
ROSEHELL HARNER

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

RICKY HARNER

MORTGAGE FORECLOSURE

4209 OLD BERWICK ROAD

BLOOMSBURG

SERVED UPON RICKY HARNER

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 3/26/08 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

3/26/08 1330 SY NA-LC

DEPUTY

B. J. Carroll

DATE

3/26/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2008

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 49ED2008

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT

RICKY HARNER
ROSEHELL HARNER

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

ROSEHELL HARNER

MORTGAGE FORECLOSURE

4209 OLD BERWICK ROAD

BLOOMSBURG

SERVED UPON RICKY HARNER

RELATIONSHIP HUSBAND OF DEFENDANT IDENTIFICATION _____

DATE 3/26/08 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

3/26/08 1330 59 NA-LC

DEPUTY

C. J. Carroll

DATE 3/26/08

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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)

7007 0710 0002 4094 6757

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery
MAR 28 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
MAR 28 2008

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.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BLDG
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7007 0710 0002 4094 6726

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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

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)

7007 0710 0002 4094 6733

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
MAR 28 2008

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.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2008

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 49ED2008

PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSEHELI HARNER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

LINDA FEDDER-TAX COLLECTOR

MORTGAGE FORECLOSURE

6390 THIRD STREET

BLOOMSBURG

SERVED UPON LINDA FEDDER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 3/26/08 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

[Signature]

DATE

3/26/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/26/2008

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 495D2008

PLAINTIFF WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSEHELL HARNER
ATTORNEY FIRM PHILAN HALLINAN AND SCHMIEG

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

SERVED UPON JOSEPH HORVAT

RELATIONSHIP DEP. DIRECTOR IDENTIFICATION _____

DATE 3/26/08 TIME 1440 MILEAGE _____ OTHER _____

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

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

☒ F. OTHER (SPECIFY) SERVED DEP. DIRECTOR
OF DOMESTIC RELATIONS

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Bill Carroll

DATE

3/26/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/26/2008

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 49ED2008

PLAINTIFF

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT

RICKY HARNER
ROSEHELI HARNER

ATTORNEY FIRM

PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

COLUMBIA COUNTY TAX CLAIM

MORTGAGE FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON DEB. MILLER

RELATIONSHIP CLERK

IDENTIFICATION

DATE 3/26/08 TIME 1255 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

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

(F) OTHER (SPECIFY) SERVED ON CLERK
OF TAX OFFICE

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 3/26/08

REAL ESTATE OUTLINE

ED # 49-08

DATE RECEIVED 3-26-08
DOCKET AND INDEX 3-26-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	✓	
COPY OF DESCRIPTION	✓	
WHEREABOUTS OF LKA	✓	
NON-MILITARY AFFIDAVIT	✓	call at date 3-26
NOTICES OF SHERIFF SALE	✓	
WATCHMAN RELEASE FORM	✓	
AFFIDAVIT OF LIENS LIST	✓	
CHECK FOR \$1,350.00 OR _____	✓	CK# <u>679820</u>

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

SALE DATE	<u>June 4, 2008</u>	TIME _____
POSTING DATE	<u>Apr 30 2008</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 14</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 08</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2008 ED AND CIVIL WRIT NO. 245 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North Side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northern line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning. BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by deed dated December 4, 1980, and recorded in Columbia County Record Book 300, at Page 530, granted and conveyed to Clifford E. Mensinger, the Grantor herein. ALSO BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by corrective deed dated February 26, 1981, and recorded in Columbia County Record Book 301, at Page 114, granted and conveyed to Clifford E. Mensinger, the Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Ricky Harner and Roseshell Harner, h/w, by Deed from Wayne L. Mensinger, Sr., as Executor of the Estate of Clifford E. Mensinger, dated 08/25/2006, recorded 11/02/2006, in Deed Mortgage Inst# 200611579

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2008 ED AND CIVIL WRIT NO. 245 OF 2008 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:

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JUNE 4, 2008 AT 9:30 AM

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Plaintiff's Attorney
Daniel G. Schoreg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2**

Plaintiff

vs.

**RICKY HARNER
ROSEHELL HARNER**

Defendant(s)

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):

Premises: 4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$92,775.18

Additional Fees and Costs \$ 1,922.50

Interest from 03/22/08 - \$ _____
to sale date
(per diem-\$15.25)

Total \$ _____ Plus Costs as endorsed.

Clerk *Lami B. Kline*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Dated: *March 26, 2008*
(Seal)

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

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Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-245
:
:

Plaintiff

vs.

RICKY HARNER
ROSEHELL HARNER

Defendant(s)

VERIFICATION OF NON-MILITARY SERVICE

DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant RICKY HARNER is over 18 years of age and resides at 4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

(c) that defendant ROSEHELL HARNER is over 18 years of age, and resides at 4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

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


DANIEL G. SCHMIEG
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2

Plaintiff

vs.

RICKY HARNER
ROSEHELL HARNER

Defendant(s)

: BLOOMSBURG, PA 17815
County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-245
:
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2

Plaintiff

vs.

RICKY HARNER
ROSEHELL HARNER

Defendant(s)

: BLOOMSBURG, PA 17815
County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-245
:
:
:

CERTIFICATION

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- ☐ non-owner occupied
- ☐ vacant
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2

: 4209 OLD BERWICK ROAD
County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-245
:

Plaintiff

vs.

**RICKY HARNER
ROSEHELL HARNER**

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

RICKY HARNER

**4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

ROSEHELL HARNER

**4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **March 21, 2008**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-2
ASSET-BACKED CERTIFICATES,
SERIES 2007-2

Plaintiff

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Defendant(s)

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

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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 OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

TENANT/OCCUPANT

**4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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MORTGAGE LOAN TRUST 2007-2
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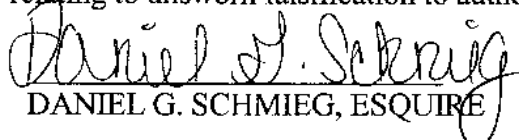
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MORTGAGE LOAN TRUST 2007-2
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Plaintiff

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BLOOMSBURG, PA 17815

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LAST KNOWN ADDRESS

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NAME

LAST KNOWN ADDRESS

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

NONE

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

NONE

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 OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

TENANT/OCCUPANT

**4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: March 21, 2008

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 o 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.

Harold J. Sorenson
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE – Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)

_____, 20____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as follows: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2 vs RICKY HARNER and ROSEHELL HARNER

The defendant will be found at 4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description _____

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 o 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.

David J. Scharf
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)

_____, 20____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: — There will be placed in

for service a Writ of _____EXECUTION (REAL ESTATE)_____, styled as

follows: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE...MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2 vs RICKY HARNER and ROSEHELL HARNER

The defendant will be found at 4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

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: 4209 OLD BERWICK ROAD
County

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****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICKY HARNER
ROSEHELL HARNER
4209 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at **4209 OLD BERWICK ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$92,775.18** obtained by **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE, MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED CERTIFICATES, SERIES 2007-2** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

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 (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by deed dated December 4, 1980, and recorded in Columbia County Record Book 300, at Page 530, granted and conveyed to Clifford E. Mensinger, the Grantor herein. ALSO BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by corrective deed dated February 26, 1981, and recorded in Columbia County Record Book 301, at Page 414, granted and conveyed to Clifford E. Mensinger, the Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Ricky Harner and Roseshell Harner, h/w, by Deed from Wayne L. Mensinger, Sr., as Executor of the Estate of Clifford E. Mensinger, dated 08/25/2006, recorded 11/02/2006, in Deed Mortgage Inst# 200611579.

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ENTITY	VENDOR	CHECK DATE	CHECK NO.
FAP	Sheriff of Columbia County [SCOLU]	03/21/2008	679820

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
878820	000845673	03/21/2008		170888	1,350.00	0.00	1,350.00
AXA [170888] 0022179543 HARNER, RICKY							
							1,350.00

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TITLE TO SAID PREMISES IS VESTED IN Ricky Harner and Roseshell Harner, h/w, by Deed from Wayne L. Mensinger, Sr., as Executor of the Estate of Clifford E. Mensinger, dated 08/25/2006, recorded 11/02/2006, in Deed Mortgage Inst# 200611579.

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by deed dated December 4, 1980, and recorded in Columbia County Record Book 300, at Page 530, granted and conveyed to Clifford E. Mensinger, the Grantor herein. ALSO BEING the same premises which Clifford E. Mensinger and Naomi Y. Mensinger, formerly his wife, by corrective deed dated February 26, 1981, and recorded in Columbia County Record Book 301, at Page 414, granted and conveyed to Clifford E. Mensinger, the Grantor herein.

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PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360
CHECK NO
679820

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
03/21/2008	*****1,350.00

Void after 180 days

To The
Order
Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Thomas S. Hallinan

⑈ 679820 ⑈ ⑆03600⑆808⑆36 ⑆50866 6⑈