SHERIFF'S SALE COST SHEET

10x/6 Fare Cank v NO. 1/6-07 ED NO. 17-12-03	S/C JD DATE/TIN	ME OF SALE_	dry miles
DOCKET/RETURN	\$15.00		
SERVICE PER DEF.	\$ 246,00		
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$ <u>-4456</u>		
ADVERTISING SALE BILLS & COPIES			
ADVERTISING SALE (NEWSPAPER)	\$15.00		
MILEAGE	\$ 24/00		
POSTING HANDBILL	\$15.00		
CRYING/ADJOURN SALE	\$10.00		
SHERIFF'S DEED	\$35.00		
TRANSFER TAX FORM	\$25.00		
DISTRIBUTION FORM	\$25.00		
COPIES	\$ 8750		
NOTARY TOTAL ********	******	\$ <u>500/00</u>	-
WEB POSTING	\$ 150.00		
PRESS ENTERPRISE INC.	\$		
SOLICITOR'S SERVICES	\$75.00	73.55	
TOTAL *******	******	<u>\$ 737.00</u>	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	\$ 4/5<0		
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	*******	<u>\$ 57/50</u>	
REAL ESTATE TAXES:	ø.		
BORO, TWP & COUNTY 20	\$	ş	
SCHOOL DIST. 20_	\$		
DELINQUENT 20 TOTAL ************************************	\$ <u>~/-/\$,,*,</u> ?	in a service of a service of the ser	~~ .5O
TOTAL	*****	\$ <u>************************************</u>	in the second second
MUNICIPAL FEES DUE:			
SEWER 20	\$ 77-46		
WATER 20	\$		
SEWER 20	*********	\$ 704/10	
SURCHARGE FEE (DSTE)		\$ 170.00	
MISC	\$		
	\$		
TOTAL ********	*******	\$	
TOTAL COSTS (OF	PENING BID)		\$

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

wells fage Early	VS A TOPE SOLZ	LANGER Bryger	in with.
NO. 146:91 ED			
DATE/TIME OF SALE: (25)	275.3		
BID PRICE (INCLUDES COST)	s 24/1,60		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MKT	· \$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PURC	CHASE	\$ 2459,85	
PURCHASER(S): ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):	Jan) el	
TOTAL DUE:		s 25-17/23	
LESS DEPOSIT:		<u>\$ 1500,0</u>	
DOWN PAYMEN	NT:	\$	
TOTAL DUE IN	8 DAYS	<u>\$ 959,83</u>	

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856.669.5400
FAX: 856.669.5399

MARK J, UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M, MINATO***
CHANDRA M, ARKEMA***
*ADMITTED NJ, PA, FJ,
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

<u>PENNSYLVANIA OFFICE</u> 215-568-9500 215-568-1141 FAX

<u>FREDDIE MAC</u> <u>PENNSYLVANIA</u> DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

October 15, 2009

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

RE: Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4

vs.

Ronnie L. Smith, Last Record Owner

Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith)

Bryan Smith (Known Heir of Ronnie L. Smith)

Veronica Smith (Known Heir of Ronnie L. Smith)

United States of America

Property:

601 Maple Street

Berwick, PA 18603

Columbia County C.C.P. No.: 2008-CV-1979

Sheriff's Sale Date: 10/14/09

Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4, 6501 Irvine Center Drive, Irvine, CA 92618.

Enclosed please find our check in the amount of \$.55.73 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

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

Sincerely,

Nicole Harbinson-Thomas

Legal Assistant

Enclosur-



Bureau of Individual Taxes PO BOX 280603 Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY State Tax Paid	
Book Number	
Page Number	
Date Recorded	_

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquir	ies m	y be direct	ed to the following	g person:		
Name Telephone Number:						
UDREN LAW OFFICES, PC				(856) 669-57	700	
Street Address			City		State	ZIP Code
111 WOODCREST RD., STE 200 B. TRANSFER DATA			CHERRY HILL		NJ	08003
Grantor(s)/Lessor(s)			Date of Acceptan	ce of Document		
Sheriff of Columbia			Grantee(s)/Lessee(s) Wells Fargo Bank, I	N.A. as Truston for	ADEC 5	0004 ODT4***
Street Address			Street Address	N.A., as Trustee for	ADFC 2	2004-OP14
P.O. Box 380			6501 Irvine Center I	Drive		
City	State	ZIP Code	City	DIIVC	State	ZIP Code
Bloomsburg	PA	17815	Irvine		CA	92618
C. REAL ESTATE LOCATION				·-		
Street Address			City, Township, Borough	I		
601 Maple Street			Berwick			
County	School	District		Tax Parcel Number		
Columbia	Berw	ick		04B-04-202		
D. VALUATION DATA				 		
1. Actual Cash Consideration		r Consideration		3. Total Consideration		
4. County Assessed Value	+ 0.0	00 mon Level Ratio F		3,200.19		
\$ 19,302.00			-астог	6. Fair Market Value		
E. EXEMPTION DATA	X 3.6	9		71,224.38		
1a. Amount of Exemption Claimed	15 Dara	entage of Granto	r's Interest in Real Estate	1a Barratan of Com	haufa Tut-	
100.00 %	10. Pert		is interest in Real Estate	100 /	tor's inte	rest Conveyed
				1007		
2. Check Appropriate Box Belov	/ for b	exemption	Claimed			
						-:
☐ Transfer to Industrial Developme	nt Agei	ncy.	ame of Decedent)	(Es	state File	Number)
Transfer to a trust. (Attach comp	lete co	py of trust ag	reement identifying a	all beneficiaries.)		
Transfer between principal and a	gent/st	raw party. (At	tach complete copy	of agency/straw pa	rty agre	eement.)
Transfers to the Commonwealth, lieu of condemnation. (If condem					. –	,
Transfer from mortgagor to a ho						
☐ Corrective or confirmatory deed.						ooig/ii/iciici/
					meu.)	
☐ Statutory corporate consolidation			• •	•		
Other (Please explain exemption	ciaime	d, if other tha	n listed above.} Trai	nsf <u>er from the She</u> ri	ff to <u>the</u>	mortgagee
as a result of an action in mortgage fored	closure.	***Trust, AB	FC Asset-Backed Ce	rtificates, Series 200	04-OPT	4
Under penalties of law, I declare that the best of my knowledge and belief, i	I have t is tru	examined this e, correct and	s statement, includio l complete.	ng accompanying i	nforma	tion, and to
Signature of Correspondent or Responsible Party				Da	te	
4 Will the Thomas	<u>ソ</u>		<u> </u>		10-1	5-09

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

PA ESCROW ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003

UDREN LAW OFFICES, PC

Bank
America's Most Convenient Bank*

3-180/360

NUMBER

139106

139106

AMOUNT

DATE

*********959.83

October 20, 2009

VOID AFTER 90 DAYS

PAY TO THE ORDER OF

Columbia County Sheriff

19091009109 # 30161

...E 576685

A THE PROPERTY OF THE PROPERTY

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

FAC	SIMILE TRANSMITTAL SHEET	
TO: Nicole	FROM: Chambell	la,n
COMPANY:	DATE: 10-16-09	7
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING	
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:	
RIF:	YOUR RÉFÉRENCE NUMBER:	
☐ URGENT ☐ FOR REVIEW	TYMENT D PLEASE REPLY	□ PLEASE RECYCLE
NOTES/COMMENTS: ATTACHED ARE DO OFFICE. IF YOU HAVE PLEASE CALL 570.389.562	856 428 8007 Atn. Nrufe	NTY SHERIFF'S L DOCUMENTS,

P.3/4

To: 85642**690**27

SHERIFF'S SAU	F. COST SHEET
wells Forgo Dank Vs	
NO HIS FARE DANK VS	ID DATE/TIME OF SALE STATE SON
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 740,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$\$\$\$\$\$ <u></u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24/20</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>\$ €,00</u>
NOTARY	\$ <u>-80,00</u>
TOTAL ********	\$ 500,00
WED DOCTOLS	#4.60.00
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	s <u>75600</u>
SOLICITOR'S SERVICES TOTAL ************************************	\$75.00 ********* \$ 981.00
IOIAL	<u>1 1 01 100 000 000 000 000 000 000 000 </u>
PROTHONOTARY (NOTARY)	\$10,00
RECORDER OF DEEDS	s 41.50
TOTAL ********	********** \$ <u>51,50</u>
REAL ESTATE TAXES:	0
BORO, TWP & COUNTY 20	ද පියදු
SCHOOL DIST. 20	Ints & Penalty
DELINQUENT 20_	1793.59
TOTAL *******	*********** \$ -793,59
	" <u> </u>
MUNICIPAL FEES DUE:	. . .
SEWER 20_	\$704.10_
WATER 20	\$
TOTAL *********	5 7041,10
	1 17 to 42
SURCHARGE FEE (DSTE)	\$ <u>170</u> ,00
MISC.	<u>\$</u>
TOTAL ********	<u> </u>
TOTAL CONTROL	B
TOTAL COSTS (OP	PENING BID) \$3 & POP 19
101112 000111 (0)	<u> </u>

UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER

WOODCREST CORPORATE CENTER 111 WOODCREST ROAD SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620 856 . 669. 5400 FAX: 856 . 669. 5399

PENNSYLV NIA OFFICE 213-368-950 215-568-114: FAX

MARK J. UDREN***
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
SALVATORE CAROLLO****
LOUIS A. SIMONI**
*ADMITTED NI, FA, FL
**ADMITTED PA,
**ADMITTED PA, FA
TINA MARIE RICH
OFFICE ADMINISTRATOR

<u>FREDDIE MAC</u>
<u>PENNSYL VANIA</u>

<u>DESIGNATED COUNSEL</u>

PLEASE RESPOND TO NEW JERSEY OFFICE

Fax Transmission

To:	Shoriff Dept.	From: Nicole Harbinson-Thomas
Date:		(856) 669-5400 ext. <u>5628</u> Fax #: 570-387-5625
Total Re:	Number of Pages (including cover) SMI+D / 601 Maple She	Reference #: 204 PF 18603

	use see attached, recemp	
þ	y home owner as per	- Debbie Cut the
	Tax Claim Buraev. (
	remove the daxes for	om the Shalliff's
	costs? If there o	he any problems
	please call me.	Thank you,
		` '
	41	Word forbinsn-thorou
	85	16-1669-5628-

P. 02

OCT.16.2009 11:03 UTIN. NILLOUT FAX NO. 8564113007

TAX CLAIM BUREAU OF COLUMBIA **BLOOMSBURG PA 17815**

PARCEL NO:

04B-04 -202-00,000

SCHOOL DISTRICT:

BERWICK AREA SCHOOL DISTRICT

MUNICIPALITY: RECEIVED OF:

BERWICK BORO RONNIE SMITH

ASSESSED OF:

SMITH RONNIE L 109 WILLOW DR BERWICK PA 18603 RECEIPT NO:

31246

#1569 P.001 /001

DATE:

14-SEP-09

PAID:

\$782,29

REAL ESTATE TAXES

	KENT EGIVIE INVEG						
2007							
	144.59	14.46	23,80	15.00	195.00	90.00	482.85
	248.03	12,41	39.00		,		299.44
	0.00	0.00	0,00				0.00
	392.62	26.87	62.80	15.00	195.00	90.00	782.29

**** PAID ****

If paid by check, receipt not valid until accepted by Drawee Bank

TAX CLAIM BUREAU OF COLUMBIA **BLOOMSBURG PA 17815**

PARCEL NO:

048-04 -202-00,000

SCHOOL DISTRICT:

BERWICK AREA SCHOOL DISTRICT

MUNICIPALITY:

BERWICK BORO

RECEIVED OF:

RONNIE SMITH

ASSESSED OF:

SMITH RONNIE L

109 WILLOW DR

BERWICK PA 18603

31246 RECEIPT NO:

DATE:

14-SEP-09

PAID:

\$782.29

REAL ESTATE TAXES

			MENE COIL	11 - 1201-0			
2007							
	144.59	14.46	23.60	15.00	195.00	90.00	482.85
	248.03	12.41	39.00				299.44
	0.00	0.00	0.00				0.00
	392,62	26.87	62.80	15.00	195.00	90.00	782.29

**** PAID ****

If paid by check, receipt not valid until accepted by Drawee Bank

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 September 23 and October 1, 7, 2009 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.

Ω / M	
Sworn and subscribed to before me this	
My commission Principles Notarial Seal My commission Pennsylvania Association of Notaries	
And now,, 1 hereby certify that the advertising an	ıd
publication charges amounting to \$for publishing the foregoing notice, and the fee for this affidavit have been paid in full.	

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIY - ID #04302

STUART WINNEG, ESOUIRL - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

LOUIS A. SIMONI, ESQUIRE - ID #200869

ADAM L. KAYES, ESQUIRE - ID #86408

MARGUERITE L. THOMAS, ESQUIRE - ID #204460

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset- CIVIL DIVISION Backed Certificates, Series 2004-OPT4 | Columbia County Plaintiff

COURT OF COMMON PLEAS

NO. 2008-CV-1979

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) Bryan Smith (Known Heir of Ronnie L. Smith)

Veronica Smith (Known Heir of Ronnie

L. Smith) United States of America

Defendant(s)

CERTIFICATE OF SERVICE

The undersigned, hereby certifies that they have served true and correct copies of the Notice of Sale upon the following person(s) named herein at their last known address or their attorney of record.

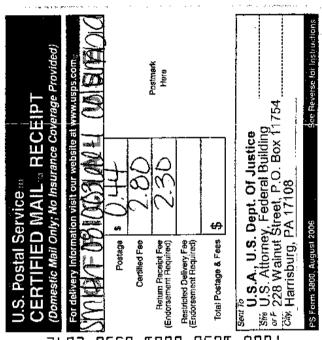
xxxxxx	Regular First Class Mail
xxxxxx	Certified Mail
	Other (certificate of mailing

Date Served: September 9, 2009

TO: U.S.A., U.S. Dept. of Justice U.S. Attorney, Federal Building 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108

UDREN LAW OFFICES, P.C.

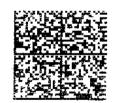
m/Cly Attorneys for Plaintiff MARK J. UDREN, (EŚQUIRE STUART WINNEG, ESQUIRE LORRAINE DOYLE, ESQUIRE ALAN M. MINATO, ESQUIRE CHANDRA M. ARKEMA, ESQUIRE LOUIS A. SIMONI, ESQUIRE ADAM L. KAYES, ESQUIRE MARGUERITE L. THOMAS, ESQUIRE



2492 0680 1000 0681 8002

DESD TOOD DERT 9004





016H26519216

Mailed From 08003

US POSTAGE

U.S.A. TO:

OFFICES, P.C. DRECRATE CENTER

CREST ROAD IILL, NJ CS003

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

Certified Mail Provides:

A unique identifier for your mailpiece

A record of delivery kept by the Postal Service for two years

 Certified Mail is not available for any class of international mail. Important Reminders: Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®

NO INSURANCE COVERAGE IS PROVIDED with Certified valuables, please consider insured or Registered Mail. Mail. ਜ ਹ

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

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail. IMPORTANT: Save this receipt and present it when making an inquiry.

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

SENDER: COMPLETE THIS	SECTION	COMPLET	TE THIS SE	CTION ON DEL	IVERY
 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 mailplece, or on the front if space permits. Article Addressed to: U.S.A., U.S. Dept. Of Justice U.S. Altorney, Federal Building 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108 		A. Signature X B. Received by (Printed Name) C D. Is delivery address different from Item If YES, enter delivery address below:			
	<u>.</u>	☐ Reg ☐ Insu	ified Mail Istered Ired Mail	D Express Ma D Return Rec D G.O.D.	all seipt for Merchandise
Article Number (Transfer from service label)	7008 1830	0007	0530	2642	
PS Form 3811, February 2004	Domestic Retu	rn Receipt			102595-02-M-1540

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			Rst. Del. Fee Remarks	!	1			i 	!						femily payable for \$50,000 per piece dise is \$500. The estic Mail Manual H for limitations of receiver.
			ა. #. — —	<u> </u>						· · · · · · · · · · · · · · · · · · ·	-		 -		ximum ind urance is: f.merchark See Dome fail Manua h cfass pa
-	d as or bill.	eceipt	S.D. Fee				Į Į			<u> </u>		<u>:</u>	-	<u> </u>	ii. The ma ruction insi press Mail press Mail nsurance. rational M
	e if issue ailing or f is of this	Date of R	д. 8												l gistered me ent reconst rable on En nal postal i 1. See filler
	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	Postmark and Date of Receipt	Due Sender If COD					;					:	i	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable of ESO0, 3000 per occurrence. The maximum indemnity payable on Express Mail nechandise is \$500, 010 per payable is \$500,000 per occurrence. The maximum indemnity payable is \$500,000 per occurrence. See Domestic Mail Manual maximum indemnity payable is \$500 for registered mail, sent with optional postel insurance. See Domestic Mail Manual R900, \$913, and \$921 for limitations of coverage on insured and COD mail. See filternational Mail Manual for limitations of coverage on international mail. Special handling chaiges apply only to third and for the dass parcels.
	k for	ance	Insure d Value												l all domestic ments under mee. The ma for registered overage on it
	Check appropriate block for Registered Mail: □ With Postal Insurance	Without postal Insurance	Act. Value (If Regis.)			4									alue is required or ninegotiable docu 00,000 per occurra yable is \$25,000 if for limitations of c
	Check al Register With		Handling Charge			F							: 	-	I declaration of viconstruction of viconstruction of \$5 of to a limit of \$5 \$913, and \$921 coverage coverage.
	 ☐ Return Receipt for Merchandise ☐ Int'l Recorded Det. 	Texpress Mail	я 99					DOMEST S	\$				(00116) (00116)	7	
			Postage							£ 			I		ving Empk
Registered Insured	000 [☐ Certified													ne of Recei
SES, P.C.	D, SUITE 200 J 08003	atigan	and Post Office Address	f Justice al Building .O. Box 11754					, , , , , , , , , , , , , , , , , , ,		The state of the s				Postmaster, Per (Name of Receiving Employee)
UDREN LAW OFFIC	111 WOODCKEST ROAD, SUITE 200 CHERRY HILL, NJ 08003	ATTN: Nicole Ratigan	Name of Addressee, Street, and Post Office Address	U.S.A., U.S. Dept. Of Justice U.S. Attorney, Federal Building 228 Wainut Street, P.O. Box 11754 Harrisburg, PA 17108											Total Number of Pieces Received at Post Office
			Article Number			!					<u>i</u>				Total number of Pieces Listed by Sender
Name and Address	5 5		Line		2	က	_	2	9	~	x	<u>a</u>	10	-	Total nu Listed by

PS Form 3877, February 1994

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

Ronnie L. Smith, Last Record Owner, Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith), Bryan Smith (Known Heir of Ronnie L. Smith), Veronica Smith (Known Fleir of Ronnie L. Smith) & United States of America; #08100366-1 (Columbia)

TIMOTHY T. CHAMBERI AIN



PHONE (570) 389-5622

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

EAX: (570) 389-5625

24 HOUR PHONE (57th 784-6300)

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

WELLS FARGO BANK, NA

VS.

RONNIE SMITH, SALLY SMITH, VERONICA SMITH

WRIT OF EXECUTION #146 OF 2009 ED

POSTING OF PROPERTY

September 10, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF RONNIE SMITH, SALLY, SMITH, VERONICA SMITH AT 601 MAPLE ST BERWICK 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 10TH DAY OF SEPTEMBER 2009

NOTARIAL SEAL SARAH J. HOWER, Notary Public Bloomsburg, Columbia County, PA My Commission Expires September 30, 2012

SENDER: COMPLETE THIS SECTION PHILADELPHIA, PA 19106 600 ARCH STREET ROOM 3259 WILLIAM GREEN FEDERAL BUILDING COMPLETE THIS SECTION ON DELIVERY NTERNAL REVENUE SERVICE FECHNICAL SUPPORT GROUP Article Addressed to tach this card to the back of a on the front if space permits. Complete items 1, 2, a ... 3. Also complete A. Signature item 4 if Restricted Delivery is desired. ☐ Agent Х Print your name and address on the reverse Address so that we can return the card to you. Received by (Printed Name) C. Date of Delive Attach this card to the back of the mailpiece, to the back of the mailpiece or on the front if space permits. D. Is delivery address different from item 1? ☐ Yes Delivery is desired 1. Article Addressed to: ৰ্বাৎYES, entér delivery address below: Atty General of US Also complete on the reverse 10th & Constitution Ave. Washington, DC 20531 Service Type Certified Mail Express Mail ☐ Registered ☐ Return Receipt for Merchandi: ☐ Insured Mall □ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes Certified Mail
Registered
Insured Mail 2. Article Number Service 7007 2560 0002 1259 9418 If YES, enter deli (Transfer from service label) Certified Mai PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1 SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION OF DELIVERY ☐ Expresi ■ Complete items 1, 2, and 3. Also complete Return Receipt for Merchandise Express Mail item 4 if Restricted Delivery is desired. ☐ Agent Print your name and address on the reverse Address so that we can return the card to you. C. Date of Delive Attach this card to the back of the mailpiece, or on the front if space permits. address different from item 1 Date of Delivery 1. Article Addressed to: □ No nter delivery address below: Addressee U.S. SMALL BUSINESS ADMINISTR PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDEAL BUILDING 900 MARKET STREET-51H FLOOR PHILADELPHIA, PA 19107 Service Type Certified Mail ☐ Express Mail □ Registered ☐ Return Receipt for Merchandi: ☐ Insured Mail C.O.D. 4. Restricted Delivery? (Extra Fee) C Yes 2. Article Number 7007 2560 0002 1259 5991 (Transfer from service label) PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15 COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, a... 3. Also complete item 4 if Restricted Delivery is desired. ☐ Agent Print your name and address on the reverse Address so that we can return the card to you. C. Date of Delive eive**d-**by (Printed Name) Attach this card to the back of the mailpiece, **AUG 0 7** 2009 or on the front if space permits. Article Addressed to: If YES, enter delivery address below: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105 Service Type Certified Mail □ Express Mail ☐ Registered ☐ Return Receipt for Merchandi Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes 2. Article Number 7007 2560 0002 1259 5984 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

UDREN LAW OFFICES, P.C. ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #^4302
STUART WINNEG, ESQUIRE - ID ,362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
ADAM L. KAYES, ESQUIRE - ID #86408
MARGUERITE L. THOMAS, ESQUIRE - ID #204460
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 6501 Irvine Center Drive Irvine, CA 92618

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

Plaintiff

v.

Ronnie L. Smith, Last Record Owner
Sally K. Smith (Mortgagor and Known Heir of
Ronnie L. Smith)
Bryan Smith (Known Heir of Ronnie L. Smith)
Veronica Smith (Known Heir of Ronnie L. Smith)
United States of America
601 Maple Street
Berwick, PA 18603
Defendant(s)

NO. 2008-CV-1979

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

Plaintiff, by its/his/her Attorney hereby verifies that:

- 1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
- 2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
- 3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
- 4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".
- All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: September 22, 2009

UDREN LAW, OFFICES, P.C.

BY:
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMOKI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

pleadings@udren.com

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 Plaintiff

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) Bryan Smith (Known Heir of Ronnie L. Smith) Veronica Smith (Known Heir of Ronnie L. Smith) United States of America Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-1979

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 601 Maple Street, Berwick, PA 18603.

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

Ronnie L. Smith, Last Record 601 Maple Street Owner

Berwick, PA 18603

Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith)

601 Maple Street Berwick, PA 18603

Bryan Smith (Known Heir of 214 West Second Street Ronnie L. Smith)

Berwick, PA 18603

Veronica Smith (Known Heir of Ronnie L. Smith)

Leonard Auto Tags 116 East 3rd Street Berwick, PA 18603

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

SAME AS #1 ABOVE

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

WM Specialty Mortgage, LLC 505 South Main Street, 6th Floor Orange, CA 92868

> c/o Frank Federman, Esquire One Penn Center @ Suburban Station 1617 John F. Kennedy Blvd., Suite 1400 Philadelphia, PA 19103-1814

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

Name

Address

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed

6501 Irvine Center Drive Irvine, CA 92618

Certificates, Series 2004-OPT4

American General Financial Services, Inc

132 West Front Street Berwick, PA 18603

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

Name

Address

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: Name Address

Columbia County Tax Dept.

P.O. Box 380

Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue Bureau of Compliance, P.O. Box 281230 Harrisburg, PA 17128-1230

Internal Revenue Service

Technical Support Group, William Green Federal Building, 600 Arch Street, Room 3259 Philadelphia, PA 19106

Atty General of U.S.

US Dept. of Justice, Room 5111, Main Justice Building, 10th & Constitution Avenue N.W. Washington, DC 20531

U.S.A.

US Dept. of Justice, U.S. Attorney, Federal Building, 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108

Commonwealth of Pennsylvania Bureau of Individual Tax, Inheritance Tax Division, 6th Floor, Strawberry Square Department 280601

Harrisburg, PA 17128

Internal Revenue Service

Special Procedures Branch, Federated Investors Tower, 1001 Liberty Avenue 13th Floor, Suite 1300 Pittsburgh, PA 15222

Department of Public Welfare

TPL Casualty Unit, Estate Recovery Program P.O. Box 8486, Willow Oak Building Harrisburg, PA 17105-8486

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

Name

Address

Tenants/Occupants

601 Maple Street Berwick, PA 18603

Any and All Unknown Heirs of Ronnie L. Smith, Last Record Owner

601 Maple Street Berwick, PA 18603

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

DATED: September 22, 2009

UDREN LAW OFFICES, P.C.

BY:
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE
LOUIS A. SIMONI, ESQUIRE
ADAM L. KAYES, ESQUIRE
MARGUERITE L. THOMAS, ESQUIRE

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4

Plaintiff

٧.

Ronnie L. Smith, Last Record Owner
Sally K. Smith (Mortgagor and Known Heir of
Ronnie L. Smith)
Bryan Smith (Known Heir of Ronnie L. Smith)
Veronica Smith (Known Heir of Ronnie L. Smith)
United States of America
Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

NO. 2008-CV-1979

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNER(S): Ronnie L. Smith, Last Record Owner; Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith); Bryan Smith (Known Heir of Ronnie L. Smith); Veronica Smith (Known Heir of Ronnie L. Smith) and United States of America

PROPERTY: 601 Maple Street, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the <u>Columbia</u> County Sheriff's Sale on <u>October 14, 2009</u>, at 9:00am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

တ _ Φ, Listed by Sender Total number of Pieces ð ကြေး Ç٦ 4 Ġ Ŋ 듵 Of Sender Name and Address Article Number $\stackrel{\sim}{=}$ UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 U.S. Dept. of Justice, U.S. Attorney, Federal Building, 228 Walnut Street, P.O. Box 11754 U.S. Dept. of Justice, Room 5111, Main Justice Building, 10th & Constitution Avenue Bloomsburg, PA 17815

DOMESTIC RELATIONS SECTION
P.O. Box 380 N.W. Washington, DC 20531 ATTORNEY GENERAL OF U.S. Technical Support Group, William Green Federal Building, 600 Arch Street, Room 3259 Philadelphia, PA 19106 Bloomsburg, PA 17815 P.O. Box 380 SERVICES, INC. 132 West Front Street Harrisburg, PA 17108 UNITED STATES OF AMERICA COLUMBIA COUNTY TAX DEPARTMENT Berwick, PA 18603 INTERNAL REVENUE SERVICE AMERICAN GENERAL FINANCIAL 6501 Irvine Center Drive Irvine, CA 92618 WM SPECIALTY MORTGAGE, LLC c/o Frank Federman, Esquire WELLS FARGO BANK, N.A., AS TRUSTEE One Penn Center at Suburban Station 1617 JFK Blvd., Suite 1400 Philadelphia, PA 19103-1814 505 South Main Street, 6th Floor Orange, CA 92868 601 Maple Street Berwick, PA 18603 COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230 WM SPECIALTY MORTGAGE, LLC Name of Addressee, Street, and Post Office Address TENANTS/OCCUPANTS Received at Post Office Total Number of Pieces ATTN: Nicole Ratigan Postmaster, Per (Name of Receiving Employee) □ cop ☐ insured [.] Registered Certified Postage Return Receipt for Merchandise
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Express Mail San Francisco The full declaration of value is required on all domestic and international registered mail. The maximum indefinity payable to the reconstruction of nonnegotable documents under Express Mail adocument reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per good per piece subject to a limit of \$500,000 per good near maximum indefinitity payable is \$500,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual for R906, S913, and S92 for imitations of coverage on insured and CDD mail. See International Mail Manual for imitations of coverage on insured and CDD mail. See International Mail Manual for imitations of coverage on insured payable on Expressions of the second payable on the seco Handling Charge ☐ Without postal Insurance Check appropriate block for Registered Mail: ☐ With Postal Insurance Act. Value (If Regis.) Insure d Value Due Sender If COD Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt FR R Fee D Fee Fee Remarks Rst. Del. Fee X++1211

PS Form 3877, February 1994

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

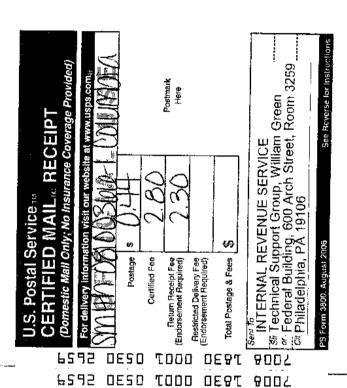
Ronnie L. Smith, Last Record Owner, Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith), Bryan Smith (Known Heir of Ronnie L. Smith), Verous Smith (Known Heir of Ronnie L. Smith) & United States of America; #08100366-1 (Columbia)

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PS Form 3877, February 1994

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

Ronnie L. Smith, Last Record Owner, Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith), Bryan Smith (Known Heir of Ronnie L. Smith), Veronica Smith (Known Heir of Ronnie L. Smith) & United States of America; #08100366-1 (Columbia)



OFFICES, P.C. T.P.C.RATE CENTER CREST ROAD LL, NJ C2003



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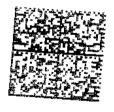
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INTERNAL REVENUE SERVICE Technical Support Group, William Green Federal Building, 600 Arch Street, Room 3259 Philadelphia, PA 19106



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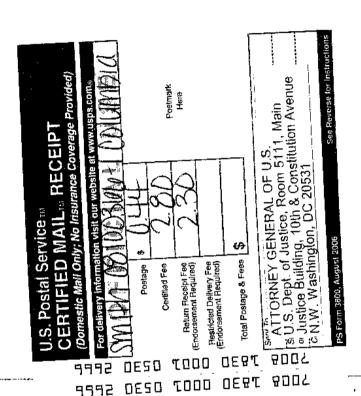
For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse maliptice. "Return Receipt Requested". To receive a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

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail. For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailplace with the endorsement "Restricted Delivery".

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

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

:											
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY										
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mallplece, or on the front if space permits. 	A. Signature X. D. Agent Addresse B. Received by (Printed Name) C. Date of Deliver										
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2. Article Number 7008 1831											



FICES, P.C. CRATE CENTER EST ROAD , NJ 02003



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ATTORNEY GENERAL OF U.S. U.S. Dept. of Justice, Room 5111, Main Justice Building, 10th & Constitution Avenue N.W. Washington, DC 20531



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Mailed From 08003 US POSTAGE PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047 IMPORYANT: Save this receipt and prosent it when making an inquiry.

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Certified Mali is not available for any class of international mail Certified Mail may ONLY be combined with First-Class Mallo or Priority Mailo. Certified Mail

A unique identifier for your matipiece A record of delivery kept by the Postal Service for two years

Certified Mail Provides:

SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY Complete items 1, 2, and 3. Also complete A. Signature Item 4 If Restricted Delivery is desired. □ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Received by (Printed Name) C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from item 1? Article Addressed to: If YES, enter delivery address below: ATTORNEY GENERAL OF U.S. U.S. Dept. of Justice, Room 5111, Main Justice Building, 10th & Constitution Avenue N.W. Washington, DC 20531 Septice Type Certifled Mail Express Mall □ Registered Pletum Receipt for Merchandise Insured Mai! □ C.O.D. 4. Restricted Delivery? (Extra Fee) Yes Article Number 7008 7930 0530 2666 DOOL (Transfer from service label)

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



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US POSTAGE

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For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3911) to the article and add applicable postage to cover the fee. Endorse malipiace "Return Receipt Reguested". To receive a fee walver for a duplicate return receipt, a USPS₈ postmark on your Certified Mail receipt is required. valuables, please consider Insured or Registered Mail with Certified Mail.

If a postmark on the Certified Mail receipt is desired, please present the arricle at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail. For an additional fee, delivery may be restricted to the addressee or addressee's authorized agant, Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".

Signature

PS Farm 3800, August 2006 *(Heverse)* PSN 7530-02-000-9047

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

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.	B. Reci
Article Addressed to:	D. Isde
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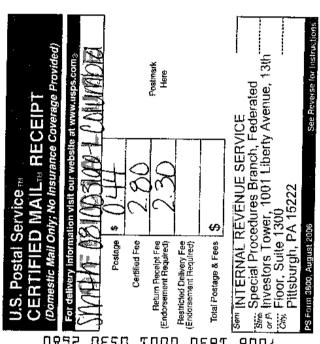
COMPLETE THIS SECTION ON DELIVERY

(Transfer from service label) PS Form 3811, February 2004

2. Article Number

Domestic Return Receipt

102595-02-M-1540



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FFICES, P.C. CRATE CENTER **EST ROAD**

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INTERNAL REVENUE SERVICE Special Procedures Branch, Federated Investors Tower, 1001 Liberty Avenue, 13th Floor, Suite 1300 Pittsburgh, PA 15222



(1)61428519216

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09/09/2008

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Certified Mail Provides:

A mailing receipt

A unique identifier for your mailpiece

A record of delivery kept by the Postal Service for two years

Important Reminders:
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NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.

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

For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the malipiece with the endorsement "Asstricted Delivery". For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt serves, clease complete and attach a Return Receipt (PS Form 381.1) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee warver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047 IMPORTANT: Save this receipt and present it when making an inquiry. If a postmerk on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY									
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the malipiece, or on the front if space permits. 	A. Signature X.									
1. Article Addressed to: INTERNAL REVENUE SERVICE Special Procedures Branch, Federated Investors Tower, 1001 Liberty Avenue, 13th Floor, Suite 1300 Pittsburgh, PA 15222										
1 10350rgii, 1 // 10222	3. Service Type Certified Maii									
2. Article Number (Transfer from service label) 7008 183										

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIF - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESQUIRE - ID #203437 LOUIS A. SIMONI, ESQUIRE - ID #200869 ADAM L. KAYES, ESQUIRE - ID #86408 MARGUERITE L. THOMAS, ESQUIRE - ID #204460 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset- CIVIL DIVISION Backed Certificates, Series 2004-OPT4 | Columbia County Plaintiff

COURT OF COMMON PLEAS

856-669-5400

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) Bryan Smith (Known Heir of Ronnie L. Smith)

NO. 2008-CV-1979

Veronica Smith (Known Heir of Ronnie L. Smith) United States of America

Defendant(s)

CERTIFICATE OF SERVICE

The undersigned, hereby certifies that they have served true and correct copies of the Notice of Sale upon the following person(s) named herein at their last known address or their attorney of record.

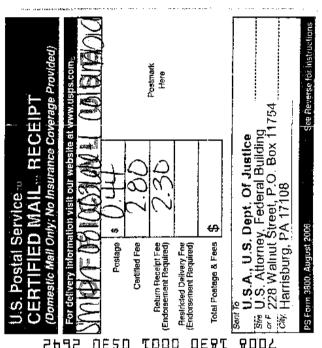
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XXXXXX	Certified Mail
	Other (certificate of mailing)
D-4- 0	

Date Served: September 9, 2009

TO: U.S.A., U.S. Dept. of Justice U.S. Attorney, Federal Building 228 Walnut Street, P.O. Box 11754 Harrisburg, PA 17108

UDREN LAW OFFICES, P.C.

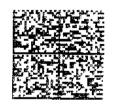
Lan Attorneys for Plaintiff MARK J. UDREN, (EŚQUIRE STUART WINNEG, ESQUIRE LORRAINE DOYLE, ESQUIRE ALAN M. MINATO, ESQUIRE CHANDRA M. ARKEMA, ESQUIRE LOUIS A. SIMONI, ESQUIRE ADAM L. KAYES, ESQUIRE MARGUERITE D. THOMAS, ESQUIRE



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profession -

U.S.A. TO:

OFFICES, P.C. PORATE CENTER

REST ROAD L, NJ 05003

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

Certified Mail Provides:

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

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

For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse malipieos 'Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS₈₀ postmark on your Certified Mail receipt is required.

If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed detach and affix label with postage and mail. For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailplace with the endorsement "Restricted Delivery".

PS Form 3800, August 2006 (Reverse) PSN 7550-02-000-8047

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

SENDER: COMPLETE THIS S	SECTION	COMPLE	TE THIS SI	ECTION ON DE	LIVERY			
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PS Form **3877**, February 1994

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-CPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 Plaintiff

37

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) Bryan Smith (Known Heir of Ronnie L. Smith) Veronica Smith (Known Heir of Ronnie L. Smith)

Defendants

NO. 2008-CV-1979

ORDER

AND NOW, this 19th Day of Lec upon consideration of Plaintiff's Motion For Service Pursuant To Special Order Of Court, and any response thereto, it is hereby ORDERED AND DECREED that Service of the Complaint In Mortgage Foreclosure on Ronnie L. Smith, Last Record Owner, deceased mortgagor and real owner, and upon any and all "Unknown Heirs" of Ronnie L. Smith, Last Record Owner, deceased mortgagor and real owner, shall be complete when Plaintiff or its counsel or agent has published in accordance with Pa.R.C.P. 430(b)(1) a Notice of the action once in the local legal publication and once in a newspaper of general circulation within the County; and, pursuant to Pa.R.C.P. 430, service of all subsequent pleadings, including, inter alia, the Notice of Sheriff's Sale upon the deceased mortgagor and real owner and the "Unknown Heirs" that require personal service on each Defendant shall be complete when the Sheriff, competent adult, constable, or other appropriate party has posted only, a copy of said subsequent pleadings and/or -Notice on the most public part of the property located at: 601 Maple Street, Berwick, PA 18603, which is the subject matter of this action in mortgage foreclosure.

BY THE COURT:



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-63(0)

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 06, 2009, AT 3:45 PM. SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONNIE L SMITH AT 601 MAPLE STREET, BERWICK BY POSTING TO RESIDENCE A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

NOTABY DIDITIO

SA- T. elic Bloomula PA My Commission - 56 30, 2012 TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO DEPUTY SHERIFF

UDREN LAW OFFICE 111 WOOD CREST ROAD Suite 200 CHERRY HILL, NJ 08003-3620

The Reserve



BLOOMSHURG, PA 17815 FAX: (570) 389-9625

PHONE (570) 189-5622

24 HOUR PHONE (570) 784-63(K)

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 06, 2009, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SALLY SMITH AT 601 MAPLE STREET, BERWICK BY HANDING TO SALLY SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

NOTARY PUBLIC

ROTARIAL SEAL LOWER, Notary Public Blow sporg, Columbia County, PA

My Commission Expires September 30, 2012

X______TIMOTHY T. CHAMBERLAIN

100

SHERIFF ___

P. D'ANGELO

DEPUTY SHERIFF

UDREN LAW OFFICE 111 WOOD CREST ROAD Suite 200 CHERRY HILL, NJ 08003-3620



PHONE (570) 389-\$622

24 HOUR PHONE (570) 284-5300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 06, 2009, AT 3:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN SMITH AT 214 W 2ND STREET, BERWICK BY HANDING TO BRYAN SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

NOTABY BUBLIC

NOTARIAL SEAL
SARAH J. HOWER, Norary Public
Bloomsburg, Columbie County, PA
No Commission Expires September 30, 2012

SO ANSWERS,

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO DEPUTY SHERIFF

1985年1月17年



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAY 1787 1896 1797

24 HOUR PHONE (570) 784-6380

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH) BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH) VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH) UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 06, 2009, AT 3:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON VERONICA SMITH AT LEONARD'S AUTO TAGS, 3RD STREET, BERWICK BY HANDING TO VERONICA SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

NOTARIAL SEAL

SARAH J. HOWER, Notary Public Bloomsburg, Columbia County, PA

My Commission Expires September 30, 2012

SO ANSWERS.

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO

DEPUTY SHERIFF



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS.

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

Y PUBLIC

NOTARIAL SEAL SARAH J. HOWER, Notary Public Bloomsburg, Columbia County, PA

My Commission Expires September 39, 2012

Tiensthy T. Chamle

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO

DEPUTY SHERIFF



PHONE (570) 389-5622

24 HOUR PHONE (570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

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SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

> NOTARIAL SEAL SARAH J. HOWER, Notery Public Bloomsburg, Columbia County, PA

My Commission Expires September 30, 2012

SO ANSWERS.

SHERIFF TIMOTHY T. CHAMBERLAIN

P. D'ANGELO DEPUTY SHERIFF



PHONE (570) 389-5622

24 HOUR PHONE (\$70) 764-6300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

Much J

€/ Bio... My Comπission + 15 #A -. 00**, 2012**1 TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO DEPUTY SHERIFF

UDREN LAW OFFICE 111 WOOD CREST ROAD Suite 200 CHERRY HILL, NJ 08003-3620



PHONE (\$70) 389-5622

24 HOUR PHONE (570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

Docket # 146ED2009

VS

MORTGAGE FORECLOSURE

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 06, 2009, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON—SALLY SMITH—AT 601 MAPLE STREET, BERWICK BY HANDING TO SALLY SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME THIS FRIDAY, AUGUST 07, 2009

> ARIAL SEAL OWER, Notary Public

Columbia County, PA

sign Expires September 30, 2012

X_____TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO

DEPUTY SHERIFF

UDREN LAW OFFICE 111 WOOD CREST ROAD Suite 200 CHERRY HILL, NJ 08003-3620



August 13, 2009

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4

VŚ.

RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH) VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH) UNITED STATES OF AMERICA

DOCKET # 146ED2009

JD # 1979JD2008

Dear Timothy:

The amount due on the sewer account #126830 for the property located at 601 Maple Street Berwick, Pa through December 31, 2009 is \$704.10.

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

Sincerely

Kelly Green Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

OFFICER: T. CHAMB DATE RECEIVED 8/3/200		SERVICE# 6 - DOCKET # 146	OF - 17 SERVICES ED2009
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BERWICK, PA 18603						
HOURS Mon, Tue, Thur, 9:30am-4:00pm	The 2% discount a	and 10% penalty have be-	en	909.8	928,4	3 1021.2
Closed Wednesday and Friday		convenience. Taxes are	 A.St. (1992) 11. (2011) 		er i 💉 e e en ensanten i e e	
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	<u>L</u>		МАКЕ	SEPERATE CHECK.	S FOR SCHOOL	PAYMENT PAYMENT PUSS 71
BERWICK BORO	FOR: COLUMBIA			83 14 DATE 03/01/2009	S FOR SCHOOL	PATIENT 2(1837) LL NO. 6026
BERWICK BORO AKE CHECKS PAYBLE TO:	DESCRIPTION	ASSESSMENT	MILLS	83 l/4 DATE 03/01/2009 LESS DISCOUNT T/	S FOR SCHOOL	LL NO. 6026 INCL PENALTY
BERWICK BORO	DESCRIPTION GENERAL		MILLS 6.146	DATE 03/01/2009 LESS DISCOUNT T/ 116.26	BII AX AMOUNT DUE 118.63	LL NO. 6026 INCL PENALTY 130.49
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher	DESCRIPTION	ASSESSMENT	MILLS 6.146 1.345	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44	BII AX AMOUNT DUE 118.63 25.96	LL NO. 6026 INCL PENALTY 130,49 28.56
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603	DESCRIPTION GENERAL SINKING FIRE LIGHT	ASSESSMENT	MILLS 6.146	DATE 03/01/2009 LESS DISCOUNT T/ 116.26	BII AX AMOUNT DUE 118.63	LL NO. 6026 INCL PENALTY 130.49
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue	DESCRIPTION GENERAL SINKING FIRE	ASSESSMENT	MILLS 6.146 1.345 1.25	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44 23.65	BII AX AMOUNT DUE 118.63 25.96 24.13	LL NO. 6026 INCL PENALTY 130.49 28.56 25.34
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE	ASSESSMENT 19,302	MILLS 6.146 1.345 1.25 1.75	DATE 03/01/2009 LESS DISCOUNT T/ 116.26 25.44 23.65 33.10 200.51	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60	130.49 25.34 35.47 214.83
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Ävenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS.	DESCRIPTION GENERAL SINKING FIRE LIGHT	19,302	MILLS 6.146 1.345 1.25 1.75 10.6	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44 23.65 33.10 200.51	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60	LL NO. 6026 INCL PENALTY 130.49 28.56 25.34 35.47 214.83
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS HONE:570-752-7442	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	ASSESSMENT 19,302 PAY THIS AM	MILLS 6.146 1.345 1.25 1.75 10.6	DATE 03/01/2009 LESS DISCOUNT T/ 116.26 25.44 23.65 33.10 200.51	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30	130.49 25.34 35.47 214.83
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	PAY THIS AN	MILLS 6.146 1.345 1.25 1.75 10.6	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44 23.65 33.10 200.51 398.96 April 30	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30 paid on or before This	LL NO. 6026 INCL PENALTY 130.49 28.56 25.34 35.47 214.83 434.69 June 30 If paid after tax returned to
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS HONE:570-752-7442	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	PAY THIS AN	MILLS 6.146 1.345 1.25 1.75 10.6 MOUNT NTY TV 2 %	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44 23.65 33.10 200.51 398.96 April 30 If paid on or before If	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30 paid on or before This cour	LL NO. 6026 INCL PENALTY 130,49 28.56 25.34 35.47 214.83 434.69 June 30 If paid after tax returned to thouse on:
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS HONE:570-752-7442	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	PAY THIS AND Discount Penalty	MILLS 6.146 1.345 1.25 1.75 10.6 MOUNT NTY TV 2 % 10 %	DATE 03/01/2009 LESS DISCOUNT TO 116.26 25.44 23.65 33.10 200.51 398.96 April 30 If paid on or before If VP	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30 paid on or before This cour	LL NO. 6026 INCL PENALTY 130,49 28,56 25,34 35,47 214,83 434,69 June 30 If paid after tax returned to thouse on: lary 1, 2010
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS HONE:570-752-7442 XES ARE DUE & PAYABLE - PROMPT PAYMENT IS SMITH RONNIE L	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	PAY THIS AM Discount Penalty PARCEL: 04 601 603 MAF	MILLS 6.146 1.345 1.25 1.75 10.6 MOUNT NTY TV 2 % 10 % 3-04 -202-00	DATE 03/01/2009 LESS DISCOUNT T/ 116.26 25.44 23.65 33.10 200.51 398.96 April 30 VP 2 % 5 % A H M S 1	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30 paid on or before This cour Janu	LL NO. 5026 INCL PENALTY 130.49 28.56 25.34 35.47 214.83 434.69 June 30 If paid after tax returned to thouse on: lary 1, 2010
BERWICK BORO AKE CHECKS PAYBLE TO: Connie C Gingher 1615 Lincoln Avenue Berwick PA 18603 OURS MON, TUE, THUR : 9:30 AM - 4 PM CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAYS HONE:570-752-7442 XES ARE DUE & PAYABLE - PROMPT PAYMENT IS SMITH RONNIE L 109 WILLOW DR	DESCRIPTION GENERAL SINKING FIRE LIGHT BORO RE The discount & penalty have been calculated for your convenience	PAY THIS AM Discount Penalty PARCEL: 04	MILLS 6.146 1.345 1.25 1.75 10.6 MOUNT NTY TV 2 % 10 % 3-04 -202-00	DATE 03/01/2009 LESS DISCOUNT T/ 116.26 25.44 23.65 33.10 200.51 398.96 April 30 VP 2 % 5 % A H/MS 0,000 A H/MS and 2,	AX AMOUNT DUE 118.63 25.96 24.13 33.78 204.60 407.10 June 30 paid on or before This cour Janu 719 583	LL NO. 6026 INCL PENALTY 130,49 28.56 25.34 35.47 214.83 434.69 June 30 If paid after tax returned to thouse on:

OFFICER: T. CE DATE RECEIVED		SERVICE# DOCKET#	10 - OF - 17 SERVICES 146ED2009	
PLAINTIFF	2004-OPT		., AS TRUSTEE FOR AB SSET-BACKED CERTIF	
DEFENDANT	SALLY K RONNIE BRYAN S VERONIO	L. SMITH) SMITH (KNOWN H	AGOR AND KNOWN HE EIR OF RONNIE L. SMIT N HEIR OF RONNIE L. S	TH)
ATTORNEY FIRM	UDREN I	LAW OFFICE		
PERSON/CORP TO	SERVED	PAPERS TO) SERVED	
		MORTGAG	E FORECLOSURE	
1108 FREAS AVE.				
BERWICK				
SERVED UPON	KELLY	62880		
RELATIONSHIP	Care	IDENTIF	ICATION	
DATE OF 10 e? TI	ME /500	MILEAGE	OTHER	
Race Sex I	Height Weigh	t Eyes Hair	Age Military	
TYPE OF SERVICE:	B. HOUSEHOLD C. CORPORATI D. REGISTERE	D MEMBER: 18+ \bar{Y} ON MANAGING A D AGENT	POBPOE CC EARS OF AGE AT POA GENT TEMPTED SERVICE	SO
	F. OTHER (SPE	CIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARKS	
DEPUTY	Tan L	O DAT	E_OF.10. 59	

OFFICER: T. CHAMBERL, DATE RECEIVED 8/3/2009		E# 8 - OF - 17 SERVICES T # 146ED2009
21	· · · · · · · · · · · · · · · · · · ·	N.A., AS TRUSTEE FOR ABFC C ASSET-BACKED CERTIFICATES,
S R B V	ONNIE L. SMITH) RYAN SMITH (KNOW	TO HEIR OF RONNIE L. SMITH) OWN HEIR OF RONNIE L. SMITH)
	DREN LAW OFFICE	
		S TO SERVED
TENANT(S)	3.60	GAGE FORECLOSURE
601 MAPLE STREET		
BERWICK		
SERVED UPON	VIVE	
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B. HOU: C. CORI D. REGI	SEHOLD MEMBER: 1: PORATION MANAGIN STERED AGENT	DA POB POE CCSO 8+ YEARS OF AGE AT POA G AGENT F ATTEMPTED SERVICE
F. OTH	ER (SPECIFY)	
ATTEMPTS DATE TIME	OFFICER	REMARKS
		08.67 cg
DEPUTY Con		DATE CF. 69



PHONE (\$70) 389-5622 24 HOUR PHONE (570) 784-6300

Tuesday, August 04, 2009

TENANT(S) 601 MAPLE STREET BERWICK, PA 18603-

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4 VS
RONNIE L. SMITH, LAST RECORD OWNER
SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH)
BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH)
VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH)
UNITED STATES OF AMERICA

DOCKET # 146ED2009

JD# 1979JD2008

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 Sheriff of Columbia County

Timothy T. Chambalain

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P. .. MARK J. UDREN, ESQUIRE - ID #04302 STUART WINNEG, ESQUIRE - ID #45362 LORRAINE DOYLE, ESQUIRE - ID #34576 ALAN M. MINATO, ESQUIRE - ID #75860 CHANDRA M. ARKEMA, ESOUIRE - ID #203437 WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 Plaintiff

pleadings@udren.com

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) Bryan Smith (Known Heir of Ronnie L. Smith) Veronica Smith (Known Heir of Ronnie L. Smith) United States of America Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

1009-ED-146

NO. 2008-CV-1979

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith) 601 Maple Street Berwick, PA 18603

Your house (real estate) at 601 Maple Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on _____, at ct $14\ 2009$ 9:00am in the Columbia County Courthoue, Bloomsburg, PA , to enforce the court judgment of \$86,848.73, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

- 1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-669-5400.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- 3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

ASSOCIATION DE LICENCIDADOS North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 570-784-8760

OFFICER: DATE RECEIVED 8/3/2009	SERVICE# 11 - OF - 17 SERVICES DOCKET # 146ED2009
PLAINTIFF	WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4
DEFENDANT	RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH) BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH) VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH) UNITED STATES OF AMERICA
ATTORNEY FIRM	UDREN LAW OFFICE
PERSON/CORP TO SERVE	
DOMESTIC RELATIONS 15 PERRY AVE.	MORTGAGE FORECLOSURE
BLOOMSBURG	
	· (P)
	v Colk
RELATIONSHIP Cos Tome	R STRUCT IDENTIFICATION
DATE <u>8-7-9</u> TIME <u>68</u>	MILEAGE OTHER
Racc Sex Height _	Weight Eyes Hair Age Military
B. HO C. CO D. RE	RSONAL SERVICE AT POA POB / POE CCSO DUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA DRPORATION MANAGING AGENT EGISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE
F. O	THER (SPECIFY)
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY Cut	DATE 8-7-5

OFFICER: T. CHAMB DATE RECEIVED 8/3/200		ERVICE# 1 - O OCKET#146EI	F - 17 SERVICES D2009	
PLAINTIFF		Γ, ABFC ASSET	TRUSTEE FOR AE `-BACKED CERTIF	
DEFENDANT	RONNIE L. SMITH BRYAN SMITH (K	(MORTGAGOI I) KNOWN HEIR (H (KNOWN HE	RD OWNER R AND KNOWN HE OF RONNIE L. SMI SIR OF RONNIE L. S	TH)
ATTORNEY FIRM	UDREN LAW OFF	_		
PERSON/CORP TO SERV		APERS TO SEI		
RONNIE L SMITH	I	ORTGAGE FO		
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BERWICK		105	Or Done	
SERVED UPON	61150			-
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DATE & CLOP TIME_	ノディゴ MILEAGI	Е	OTHER	
Race Sex Height	Weight Eye	s Hair	_ Age Military	
C. (D. 1	PERSONAL SERVICE HOUSEHOLD MEMBI CORPORATION MAN REGISTERED AGENT NOT FOUND AT PLA	ER: 18+ YEAR IAGING AGEN' I	S OF AGE AT POA	
F. (OTHER (SPECIFY) _			
ATTEMPTS DATE TIM	E OFFIC	CER	REMARKS	
DEPUTY		DATE 4	06 66 09	

OFFICER: T. CHAMB DATE RECEIVED 8/3/200		SERVICE# 2 DOCKET # 1	2 - OF - 17 SERVICES 46ED2009
PLAINTIFF		LUST, ABFC AS	, AS TRUSTEE FOR ABFC SSET-BACKED CERTIFICATES
DEFENDANT	SALLY K. SM RONNIE L. SM BRYAN SMIT VERONICA S	TTH (MORTGA MITH) H (KNOWN HI	ECORD OWNER AGOR AND KNOWN HEIR OF EIR OF RONNIE L. SMITH) N HEIR OF RONNIE L. SMITH) ICA
ATTORNEY FIRM			
PERSON/CORP TO SERV	ED	PAPERS TO	
SALLY SMITH		_ MORTGAGE	E FORECLOSURE
601 MAPLE STREET			
BERWICK			
SERVED UPON	SALLY SI	V1511	
RELATIONSHIP		IDENTIFI	CATION
DATE Office? TIME	1595 MILE	EAGE	OTHER
Race Sex Height	Weight	Eyes Hair	Age Military
TVPE OF SERVICE: A F	PERSONAL SERV	TCE AT POA 6	POB POE CCSO
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	REGISTERED AG		
E. 1	NOT FOUND AT	PLACE OF ATT	TEMPTED SERVICE
F. (OTHER (SPECIFY	<u> </u>	,
ATTEMPTS DATE TIM	E O	FFICER	REMARKS
DEPUTY	in	C DATE	08.06.09

U/5 6 223

OFFICER: T. CHAMBERLAIN SERVICE# 3 - OF - 17 SERVICES Eliest Down in DATE RECEIVED 8/3/2009 DOCKET # 146ED2009 7. June PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES. SERIES 2004-OPT4 DEFENDANT RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH) BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH) VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH) UNITED STATES OF AMERICA ATTORNEY FIRM UDREN LAW OFFICE PERSON/CORP TO SERVED PAPERS TO SERVED **BRYAN SMITH** MORTGAGE FORECLOSURE 365 LASALLE STREET BERWICK SERVED UPON BIZYAN SMITH RELATIONSHIP IDENTIFICATION DATE 68 06 09 TIME 1555 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) ____ 214 W 2nn 35/201612 ATTEMPTS DATE TIME OFFICER REMARKS DATE 08.06 09 DEPUTY

OFFICER: T. C DATE RECEIVED			CE# 4 - OF - 17 S ET # 146ED2009	ERVICES
PLAINTIFF	2004-OJ		, N.A., AS TRUST FC ASSET-BACK	TEE FOR ABFC ED CERTIFICATES
DEFENDANT	SALLY RONNI BRYAN VERON	K. SMITH (MO E L. SMITH) I SMITH (KNOV	WN HEIR OF RON NOWN HEIR OF I	KNOWN HEIR OF
ATTORNEY FIRM	UDREN	LAW OFFICE		
PERSON/CORP TO			RS TO SERVED	
VERONICA SMITE		MORT	GAGE FORECLO	SURE
365 LASALLE STR	EET			
BERWICK				
SERVED UPON _	UEHONIC	a Sinjon	<u> </u>	
RELATIONSHIP _		IDE	NTIFICATION _	
DATE OF COS	TIME <u>/5/5</u>	MILEAGE _	OTHE	₹
Race Scx	Height Weig	tht Eyes	_ Hair Age _	Military
TYPE OF SERVICE	B. HOUSEHO C. CORPORA D. REGISTER	LD MEMBER: TION MANAGI ED AGENT	18+ YEARS OF A	GE AT POA
	F. OTHER (SI	PECIFY) [[DNAMPS ,	AUTO TAGE
	300 St. BE	RWICK		
ATTEMPTS DATE	TIME	OFFICER	REMA	ARKS
DEPUTY	This -	1 M	DATE	06 09

COUNTY OF COLUMBIA REAL ESTATE TAX LIEN CERTIFICATE

DATE:04-AUG-09

FEE:\$5.00

CERT. NO:6452

SMITH RONNIE L 109 WILLOW DR BERWICK PA 18603

DISTRICT: BERWICK BORO

DEED 20040-2406 LOCATION: 601 603 MAPLE ST BERWICK PARCEL: 04B-04 -202-00,000

YEAR	BILL ROLL	AMOUNT	PENDING INTEREST		TOTAL AMOUNT DUE
2007	PRIM	694.15	9.44	85.00	788.59
TOTAL	DUE :				\$788.59

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2009 THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF DECEMBER 31, $2007\,$

Columbia County Sheriff REQUESTED BY:

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 Plaintiff

v.

Ronnie L. Smith, Last Record
Owner
Sally K. Smith (Mortgagor and
Known Heir of Ronnie L. Smith)
Bryan Smith (Known Heir of
Ronnie L. Smith)
Veronica Smith (Known Heir of
Ronnie L. Smith)
United States of America
Defendant(s)

COURT OF COMMON PLEASE CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-1979

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

SS

;

COUNTY OF CAMDEN

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Servicemembers' Civil Relief Act (108 P.L. 189; 117 Stat. 2835; 2003 Enacted H.R. 100), and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Ronnie L. Smith, Last Record Owner

Age: Over 18

Residence: As captioned above

Employment: Unknown

Defendant: Sally K. Smith (Mortgagor and Known Heir of Ronnie

L. Smith)

Age: Over 18

Residence: As captioned above

Employment: Unknown

Defendant: Bryan Smith (Known Heir of Ronnie L. Smith)

Age: Over 18

Residence: As captioned above

Employment: Unknown

Defendant:

Veronica Smith (Known Heir of Ronnie L. Smith)

Age:

Over 18

Residence:

As captioned above

Employment:

Unknown

Name:

Title: Company: ATTORNEY FOR PLAINTIFF UDREN LAW OFFICES, P.C.

Sworn to and subscribed before me this 31^{st} day of July, 2009.

Notary Public

CARA STEARS
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 10/15/2013

ATT JEY FOR PLAINTIFF

UDREN LAW OFFICES, .C.

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

LORRAINE DOYLE, ESQUIRE - ID #34576

ALAN M. MINATO, ESQUIRE - ID #75860

CHANDRA M. ARKEMA, ESQUIRE - ID #203437

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT4 Plaintiff

v.

Ronnie L. Smith, Last Record Owner Sally K. Smith (Mortgagor and Known Heir of Ronnie L. Smith)
Bryan Smith (Known Heir of Ronnie L. Smith)
Veronica Smith (Known Heir of Ronnie L. Smith)
United States of America
Defendant(s)

COURT OF COMMON PLEAS CIVIL DIVISION Columbia County

MORTGAGE FORECLOSURE
NO. 2008-CV-1979

Waiver of Watchman

I, Attorney

AIJAN M. MINATO, ESO

, do hereby state that any Deputy Sheriff or Sheriff levying upon

or attaching any property under the writ issued in the above-captioned matter may leave

same without a watchman, in custody of whomever is found in possession, after notifying

such person of such levy or attachment, without liability of the part of such Deputy

Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such

property before the Sheriff's sale thereof.

UDREN LAW OFFICES, P.C

ACCOMEYS for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKENA, ESQUIRE

OFFICER: DATE RECEIVED	8/3/2009	SERVICE# 14 - OF - 17 SERVICES DOCKET # 146ED2009
PLAINTIFF		WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT4 TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT4
DEFENDANT		RONNIE L. SMITH, LAST RECORD OWNER SALLY K. SMITH (MORTGAGOR AND KNOWN HEIR OF RONNIE L. SMITH) BRYAN SMITH (KNOWN HEIR OF RONNIE L. SMITH) VERONICA SMITH (KNOWN HEIR OF RONNIE L. SMITH) UNITED STATES OF AMERICA
ATTORNEY FIRM		UDREN LAW OFFICE
PERSON/CORP TO) SERVE	D PAPERS TO SERVED
COLUMBIA COUN	TY TAX (MORTGAGE FORECLOSURE
PO BOX 380		
BLOOMSBURG		
_		
RELATIONSHIP(PERK	IDENTIFICATION
DATE 8-4-9	гіме <u>7:3</u>	MILEAGE OTHER
Race Sex	Height	Weight Eyes Hair Age Military
TYPE OF SERVICE	B. HC C. CC D. RE	RSONAL SERVICE AT POA POB POE CCSO DUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA DRPORATION MANAGING AGENT OGISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE
	F. OT	THER (SPECIFY)
ATTEMPTS DATE	TIME	OFFICER REMARKS
DEPUTY	Lut	DATE 8-4-9