

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Morgan + Rodney Meyer
 NO. 189-09 ED NO. 578-08 JD DATE/TIME OF SALE Mar 24 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>44.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>21.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>442.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>129.70</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>755.70</u>

PROTHIONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL *****	\$ <u>65.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>386.36</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>286.74</u>
TOTAL *****	\$ <u>3273.50</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>265.26</u>
WATER 20	\$
TOTAL *****	\$ <u>265.26</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 5016.46

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

Wells Fargo Bank VS Meason & Rodney Myers

NO. 187-09 ED NO. 598-08 JD

DATE/TIME OF SALE: Feb 10 2009

BID PRICE (INCLUDES COST) \$ 36000.00

POUNDAGE - 2% OF BID \$ 720.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6049.46

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 6049.46

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4049.46

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

April 13, 2010

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED
SECURITIES TRUST 2005-OPT1 vs. MEAGAN P. MEYER and RODNEY W.
MEYER

Sale Book/Writ No.: /

Docket Number: 2008 CV 598 MF

Sale Date: 03/24/2010

Property Address: 1024 Walnut Street Berwick, PA 18603

To the Sheriff:

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED
SECURITIES TRUST 2005-OPT1

6501 Irvine Center Drive

Irvine, CA 92618

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

GOLDBECK MCCAFFERTY & MCKEEVER

Kristen Fluehr

Post Sale Department

412-788-7190

412-788-7192 (fax)

KFluehr@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME GOLDBECK, McCafferty & McKeever	TELEPHONE NUMBER (215) 627-1322
STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center	CITY Philadelphia
STATE PA	ZIP CODE 19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS Sheriff's Office, PO Box 380	GRANTEE(S)/LESSEE(S) WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1
CITY Bloomsburg	STREET ADDRESS 6501 Irvine Center Drive,
STATE PA	CITY Irvine
ZIP CODE 17815	STATE CA
	ZIP CODE 92618

C. PROPERTY LOCATION

STREET ADDRESS 1024 Walnut Street	CITY, TOWNSHIP, BOROUGH Berwick -
COUNTY Columbia	SCHOOL DISTRICT
	TAX PARCEL NUMBER (23) 4-18-5
1. ACTUAL CASH CONSIDERATION \$36,000.00	2. OTHER CONSIDERATION + -0-
	3. TOTAL CONSIDERATION = \$36,000.00

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$39,360.00	5. COMMON LEVEL RATIO FACTOR X 3.69	6. FAIR MARKET VALUE = \$145,238.40
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E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION Claimed 100%	1B. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust.. (Attach copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed.. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

April 13, 2010

524826

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

04/05/2010

Security features. Details on back.



PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY


\$ **4,049.46

FOUR THOUSAND FORTY-NINE AND 46 / 100

DOLLARS

*Sheriff's Office
PO Box 380
Bloomsburg PA, 17815*

6. MORTGAGE DISBURSEMENT ACCOUNT


AUTHORIZED SIGNATURE

MEMO *Meyer*

⑈ 524826 ⑆ ⑆ 236073801 ⑆ 70 1100018 ⑆

GOLDBECK McCAFFERTY & McKEEVER

04/05/2010

524826

SHERIFF OF COLUMBIA COUNTY

\$4,049.46

Meyer

Mortgage Disbursement

6.18 -

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

February 9, 2010

Columbia

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

BOOK WRIT

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES
TRUST 2005-OPT1
vs.
MEAGAN P. MEYER and RODNEY W. MEYER
Term No. 2008 CV 598 MF

Property address:

*1024 Walnut Street
Berwick, PA 18603*

Sheriff's Sale Date: February 10, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for February 10, 2010 to March 24, 2010.

Thank you for your cooperation.

Very truly yours,



Michael T. McKeever

MTM/jlb

cc: Donna Kalb
OPTION ONE MORTGAGE CORPORATION



County 024

PARCEL ID 04A-03-235-00.000

TAX YEAR 2010

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Year	Authority	Fund	Amount	Amount	Amount	Amount	Amount
2008	PRIM		1,165.31	133.28	105.08	75.00	1,478.67
2009	PRIM		1,165.31	19.04	105.08	45.00	1,334.43
			2,330.62	152.32	210.16	120.00	2,813.10

2,813.10
 10.00 — interest
 50.00 — Posting
 5.00 — Tax Cert.

00A

2,813.10
 April amount

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 20, 27 and February 3, 2010 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 5th day of February, 2010.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

Goldbeck, McCafferty & McKeever
701 Market Street
Philadelphia, PA 19106
Telephone: 215-627-1322
Fax: 215-627-7734

**GOLDBECK
McCAFFERTY &
McKEEVER**

Fax

To: COLUMBIA COUNTY SHERIFF From: _____
REAL ESTATE DEPARTMENT KEITH HALL
Fax: 570-389-5625 Pages: 9
Phone: _____ Date: 02/08/2010
MORTGAGE FORECLOSURE
Re: MEYER; 2008 CV 598 MF CC: _____

☒ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply
☐ Please Recycle

• Comments: SALE 02/10/2010

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-627-1322

Attorney for PlaintiffWELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST

2005-OPT1

6501 Irvine Center Drive

Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER

RODNEY W. MEYER

Mortgagor(s) and

Record Owner(s)

1024 Walnut Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 598 MF

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

Michael T. McKeever, Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the ~~Sheriff's Office~~/competent adult (copy of return attached).
- ☐ Certified mail by Michael T. McKeever (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Michael T. McKeever, Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☒ Premises was posted by ~~Sheriff's Office~~/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☒ Certified Mail & ordinary mail by Michael T. McKeever (original receipt(s) for Certified Mail attached).
- ☐ Published in accordance with court order (copy of publication attached).

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

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

Respectfully submitted,


BY: Keith C. Halifi

Legal Secretary

Name and Address of Sender	Check type of mail or service:	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)	Postmark and Date of Receipt	Handling Charge
GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Registered <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	UNITED STATES POSTAGE 02 1M 0004285957 \$01.260 DEC 16 2009 MAILED FROM ZIP CODE 19108		
Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	
1.	DOMESTIC RELATIONS OF COLUMBIA COUNTY PO Box 380 Bloomsburg, PA 17815	TENANTS/OCCUPANTS 1024 Walnut Street Berwick, PA 16803		
2.	PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 P.O. Box 2676 Harrisburg, PA 17105-2676			
3.				
4.				
5.				
6.				
7.				
8.				
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)	See Privacy Act Statement on Reverse	

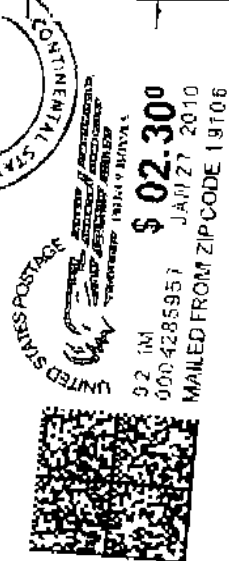
PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

64319FC Columbia County Sale Date: 02/10/2010

MEAGAN P. MEYER & RODNEY W. MEYER

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value If Registered		Insured Value		Due Sender If COD		SC Fee		SH Fee		RD Fee		RR Fee			
Article Number		Addressee (Name, Street, City, State, & ZIP Code)		Postage		Fee		Handling Charge		Actual Value If Registered		Insured Value		Due Sender If COD		SC Fee		SH Fee		RD Fee		RR Fee	
1. GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation																			
2.																							
3. MEYER, MEAGAN P. 5755 East River Road, #1128 Tucson, AZ 85760																							
4.																							
5.																							
6.																							
7.																							
8.																							
Total Number of Pieces Used by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)																			



MEYER, MEAGAN P.
1024 Walnut Street
Berwick, PA 18603

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

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

34319FC Columbia County Sale Date: 02/10/2010

MEAGAN P. MEYER & RODNEY W. MEYER

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1
6501 Irvine Center Drive
Irvine, CA 92618

IN THE COURT OF COMMON PLEAS
OF Columbia COUNTY

vs.

2008 CV 598 MF

MEAGAN P. MEYER and RODNEY W. MEYER
1024 Walnut Street
Berwick, PA 18603

ORDER

AND NOW, this 20 day of January, 2010, upon consideration of the
Plaintiff's Motion for Substituted Service under Pa.R.C.P. 430(a) and it appearing to the Court that
Plaintiff's good faith efforts to ascertain the present whereabouts of Defendant have been unsuccessful, it
is hereby

ORDERED and DECREED that Plaintiff's Motion is granted, and the Sheriff and/or Plaintiff is
directed to Serve the Notice of Sheriff's Sale upon Defendant MEAGAN P. MEYER by (i) posting a
copy of same upon the subject property, located at 1024 Walnut Street, Berwick, PA, 18603 (the
"Property"), and (ii) sending a copy of same by certified and regular mail to the Property and to 5755 E.
River Road #1128, Tucson, AZ 85750; and, it is further

ORDERED and DECREED that all other legal papers shall be served upon Defendant MEAGAN
P. MEYER by sending a copy of same by regular mail to the Property and to 5755 E. River Road #1128,
Tucson, AZ 85750.

BY THE COURT:

18 Thomas A. Jones Jr.

Distribution list:

Michael T. McKeever, Esquire, Suite 5000 - Mellon Independence Center, 701 Market Street,
Philadelphia, PA 19106-1532
MEAGAN P. MEYER, 5755 East River Road, #1128 Tucson, AZ 85750

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

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 06 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7008 1830 0002 2802 1277

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X
B. Received by (Printed Name) *Lee Simmons* C. Date of Delivery *NOV 06 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7008 1830 0002 2802 1239

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *11/10/09*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7008 1830 0002 2802 1284

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
X
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *NOV 06 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

Form 3877
Domestic USPS Firm Mailing Book

Name and Address of Sender:

JOSEPH A GOLDBECK JR
MELLON INDEPENDENCE CENT
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

Permit Number

Sequence Number
3227A

Ascent - MAC v7.90.7.90.M

Piece ID	Article #	Delivery Address Addressee Name	SS Type	Fee	Postage	Value Insur./Register	Sender Due	Charges Total
70854DD4-15	71114342363000812512	DAVENPORT, DAVID W. 309 North 2nd Street Steelton, PA 17113	C ERR	2.80 1.10	0.44			4.34
64319MM2-10	71114342363000812529	MEYER, MEAGAN P. 5755 East River Road, #1128 Tucson, AZ 85750	C ERR	2.80 1.10	0.44			4.34
64319MM2-10.0171114342363000812536	71114342363000812536	MEYER, MEAGAN P. 1024 Walnut Street Berwick, PA 18603	C ERR	2.80 1.10	0.44			4.34
80974LC2-24	71114342363000812543	CROUTHAMEL-HOBSON, LISA A. a/k/ 65 West Walnut Street Souderton, PA 18964	C ERR	2.80 1.10	0.44			4.34
80974LC2-24.0171114342363000812550	71114342363000812550	CROUTHAMEL-HOBSON, LISA A. a/k/ 2642 Bittersweet Drive Harleysville, PA 19438	C ERR	2.80 1.10	0.44			4.34
74640ES3-25	71114342363000812567	SPENCER, BERNADETTE 735 Lincoln Avenue #16 R Brooklyn, NY 11208	C ERR	2.80 1.10	0.44			4.34
74640ES3-25.0171114342363000812574	71114342363000812574	SPENCER, BERNADETTE 71 Pocono Heights East Stroudsburg, PA 18302	C ERR	2.80 1.10	0.44			4.34
74640BS3-25.0271114342363000812581	71114342363000812581	SPENCER, BERNADETTE Lot M-15 Mountain Top Road East Stroudsburg, PA 18302	C ERR	2.80 1.10	0.44			4.34
Page Totals:	8			31.20	3.52			34.72
Cumulative Totals:	8			31.20	3.52			34.72



IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET
BACKED SECURITIES TRUST 2005-OPT1; et seq.

Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2008 CV 598 MF

Sheriff's Sale Date: _____

V.

MEAGAN P. MEYER; et al.

Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint☐ Summons☒ Other:

Notice Of Sale

I, William G Hill, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served and made known to the person served, RODNEY W. MEYER; et al. the above process on the 16th day of Nov, 2009, at 6:15 o'clock, PM, at 220 Merriwood Circle Kingstland, GA 31548

Manner of Service:

By handing a copy to:

- ☐ An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action*
- ☐ The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action *
- ☐ An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action *
- ☒ By handing a copy to the Defendant(s)
- ☐ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant(s)' agent or to the person for the time being in charge thereof *
- ☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

* Name: _____

Relationship/Title/Position: _____

Remarks: _____

Description: Approximate Age 40 Height 6' Weight 195 Race W Sex M Hair BrnDefendant was not served because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant☐ Other: _____

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth of Pennsylvania)

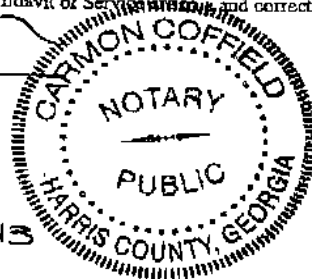
) SS:

County of Columbia)

Before me, the undersigned notary public, this day, personally, appeared _____ to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

William G Hill
(Signature of Affiant)



Subscribed and sworn to before me
this 18 day of Nov, 2009

Notary Public

File Number: 64319FC

EX
09-2013



SA38486832

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT1; et seq.**
Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2008 CV 598 MF

Sheriff's Sale Date: 2/10/2010

V.

MEAGAN P. MEYER ; et al.
Defendant (Respondent)

AFFIDAVIT OF SERVICE

☐ Complaint

☐ Summons

☒ Other: **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

I, DENISE HINKLE, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served and made known to the person served, MEAGAN P. MEYER ; et al. the above process on the 26 day of January, 2010, at 10:00 o'clock, PM, at 1024 Walnut Street Berwick, PA 18603, County of Columbia, Commonwealth of Pennsylvania:

Manner of Service:

☒ By posting a copy of the original process on the most public part of the property pursuant to an order of court

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth of Pennsylvania)

) SS:

County of Columbia)

Before me, the undersigned notary public, this day, personally, appeared Denise Hinkle to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

Denise Hinkle

(Signature of Affiant)

Subscribed and sworn to before me
this 27 day of Jan, 20 10

File Number: 64319FC

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Eric M. Afflerbach, Notary Public
Washington Twp., Berks County
My Commission Expires Nov. 18, 2013

GOLDBECK McCafferty & McKeever

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1

6501 Irvine Center Drive

Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER

RODNEY W. MEYER

Mortgagor(s) and Record Owner(s)

1024 Walnut Street

Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2008 CV 598 MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck
McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following
information concerning the real property located at:

1024 Walnut Street

Berwick, PA 18603

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

MEAGAN P. MEYER

5755 East River Road, #1128

Tucson, AZ 85750

RODNEY W. MEYER

220 Merriwood Circle

Kingsland, GA 31548

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

MEAGAN P. MEYER

5755 East River Road, #1128

Tucson, AZ 85750

RODNEY W. MEYER
220 Merriwood Circle
Kingsland, GA 31548

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

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

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

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

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

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

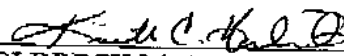
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1024 Walnut Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: February 8, 2010


GOLDBECK McCAFFERTY & McKEEVER
BY: Keith C. Halili
Legal Secretary

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-10

FEE:\$5.00

CERT. NO:7026

MEYER RODNEY W & MEAGAN P
220 MERRYWOOD CIRCLE
KINGSLAND GA 31548

DISTRICT: BERWICK BORO
DEED 20041-4641
LOCATION: 1024 WALNUT ST L 383
PARCEL: 04A-09 -235-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,469.15	9.52	0.00	1,478.67
2009	PRIM	1,294.91	9.52	30.00	1,334.43
TOTAL DUE :					\$2,813.10

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
Jm.

Tax Notice 2009 County & Municipality**BERWICK BORO****MAKE CHECKS PAYABLE TO:**

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442**FOR: COLUMBIA County****DATE**
03/01/2009**BILL NO.**
5012

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,842	6.146	101.44	103.51	113.86
SINKING		1.345	22.20	22.65	24.92
FIRE		1.25	20.63	21.05	22.10
LIGHT		1.75	28.88	29.47	30.94
BORO RE		10.6	174.96	178.53	187.46
The discount & penalty have been calculated for your convenience			348.11 April 30 If paid on or before	355.21 June 30 If paid on or before	379.28 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MEYER RODNEY W & MEAGAN P
214 CREEKWOOD DRIVE
KINGSLAND GA 31548

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-09 -235-00,000
1024 WALNUT ST
1584 Acres Land 2,760
Buildings 14,082
Total Assessment 16,842

This tax returned to
courthouse on:
January 1, 2010

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT*unpaid*

BERWICK AREA SCHOOL DISTRICT 0009 SCHOOL REAL ESTATE DATE 03/01/2009 BILL# 0007541 ORIGINAL						
DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
REAL ESTATE	16842	48.1000	793.90	810.10	891.11	
			793.90	810.10	891.11	
			IF PAID ON OR BEFORE Aug. 31	IF PAID ON OR BEFORE Oct. 31	IF PAID AFTER Nov. 1	

NO REFUNDS UNDER \$5.00

M
A
I
L

T
O

MEYER RODNEY W & MEAGAN P
220 MERRYWOOD CIRCLE
KINGSLAND GA 31548

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A09 23500000		7202
1024 WALNUT ST	2760.00	SCHOOL PENALTY 10%
20041-4641	14082.00	DELINQUENT TAX TO
0.16 ACRES		COURTHOUSE DEC. 15

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT*unpaid*

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

Tuesday, November 03, 2009

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED
SECURITIES TRUST 2005-OPT1**

VS

**MEAGAN P. MEYER
RODNEY W. MEYER**

DOCKET # 189ED2009

JD # 598JD2008

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



January 21, 2010

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

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTER ASSET
BACKED SECURITIES TRUST 2005-OPT1**

VS.

**MEAGAN P. MEYER
RODNEY W. MEYER**

DOCKET # 189ED2009

JD # 598JD2008

Dear Timothy:

The amount due on the sewer account #125312 for the property located at 1024 Walnut Street, Berwick, Pa through March 30, 2010 is **\$265.26**.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/3/2009

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 189ED2009

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT I

DEFENDANT MEAGAN P. MEYER
RODNEY W. MEYER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

TENANT(S)

1024 WALNUT STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 11.14.10

TIME

1250

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

01.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/3/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 189ED2009

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT1

DEFENDANT MEAGAN P. MEYER
RODNEY W. MEYER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON PO 5551

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01.14.10 TIME 1035 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 Plu D.C.C. DATE 01.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/3/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 189ED2009

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT1

DEFENDANT MEAGAN P. MEYER
RODNEY W. MEYER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 1-15-10 TIME 0500 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 1-15-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/3/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 189ED2009

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT1

DEFENDANT MEAGAN P. MEYER
RODNEY W. MEYER

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 01/14/10 TIME 0930 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

Paul D. G.

DATE 01-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/3/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 189ED2009

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
ASSET BACKED SECURITIES TRUST 2005-OPT1

DEFENDANT MEAGAN P. MEYER
RODNEY W. MEYER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Chk IDENTIFICATION _____

DATE 1-15 TIME 0910 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 TC DATE _____

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.

MEAGAN & RODNEY MEYER

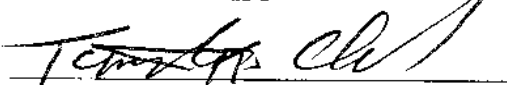
WRIT OF EXECUTION #189 OF 2009 ED

POSTING OF PROPERTY

JANUARY 6, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MEAGAN & RODNEY MEYER AT 1024 WALNUT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

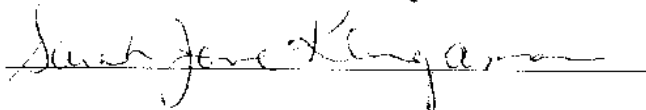
SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF JANUARY 2010



Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1


189ED2009

VS.

MEAGAN P. MEYER
RODNEY W. MEYER


THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 11/25/2009 FOR THE FOLLOWING REASONS:
CERTIFIED MAIL UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME
THIS Thursday, January 07, 2010


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SO ANSWERS :


TIMOTHY T. CHAMBERLAIN
SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

VERIFICATION OF NON-MILITARY SERVICE

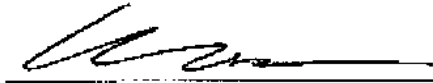
The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, MEAGAN P. MEYER, is about unknown years of age, that Defendant's last known residence is 5755 East River Road, #1128 Tuscon, AZ 85750, and is engaged in the unknown business located at unknown address.

2. That Defendant is in the Military or Naval Service of the United States or its Allies.

3. That Defendant is not covered under the provisions of the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 and its Amendments regarding the subject action because Defendant entered active duty prior to executing the subject mortgage.

Date: 11/2/09



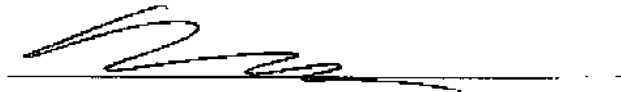
VERIFICATION OF NON-MILITARY SERVICE

The undersigned, as the representative for the Plaintiff corporation within named do hereby verify that I am authorized to make this verification on behalf of the Plaintiff corporation and that the facts set forth in the foregoing verification of Non-Military Service are true and correct to the best of my knowledge, information and belief. I understand that false statements therein are made subject to penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

1. That the above named Defendant, RODNEY W. MEYER, is about unknown years of age, that Defendant's last known residence is 220 Merriwood Circle Kingsland, GA 31548, and is engaged in the unknown business located at unknown address.

2. That Defendant is 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 Action of Congress of 1940 and its Amendments.

Date: 11/2/09



REAL ESTATE OUTLINE

ED # 189-81

DATE RECEIVED 11-3-08
DOCKET AND INDEX 11-3-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>2000.00</u>	<input checked="" type="checkbox"/>	CK# <u>501274</u>

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

SALE DATE	<u>Feb. 10, 10</u>	TIME <u>1000</u>
POSTING DATE	<u>Jan 12, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan 12, 10</u>
	2 ND WEEK	<u>Jan 19, 10</u>
	3 RD WEEK	<u>Feb. 3, 2010</u>

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1
6501 Irvine Center Drive
Irvine, CA 92618

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
1024 Walnut Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008 CV 598 MF

2009-ED-189

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1024 Walnut Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$77,770.30

Interest From **10/30/2009**
Through Date of Sale

(Costs to be added)

Dated:

Nov. 3, 2009

Cham B. Allen
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Complaint \$ 90.50 pd
 Judgment \$14.00 pd
 writ \$2300 pd
 satisfy \$ 7.00

Term
 No. 2008 CV 598 MF
 IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MAS IR
 ASSET BACKED SECURITIES TRUST 2005-0PT1

vs.

MEAGAN P. MEYER and
 RODNEY W. MEYER
 Mortgage(s)
 1024 Walnut Street Berwick, PA 18603

WRIT OF EXECUTION
 (Mortgage Foreclosure)
 \$73,770.30

REAL DEBT
 INTEREST from
 COSTS PAID:
 PROFIT
 SHERIFF
 STATUTORY
 COSTS DUE PROFIT
 Office of Judicial Support
 Judge, Tax
 Cr.
 Sur.

Michael L. McKeever
 Attorney for Plaintiff

Goldbeck McCafferty & McKeever
 Suite 5000 - Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney ID #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1

6501 Irvine Center Drive
Irvine, CA 92618
Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
Mortgagor(s) and Record Owner(s)

1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Tenn
No. 2008 CV 598 MF

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MEYER, MEAGAN P.
MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

Your house at 1024 Walnut Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on ~~February 10, 2010 10:00 am~~ ~~9:00 AM~~ in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$77,770.30 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1 against you.

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

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

1. The sale will be cancelled if you pay to WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at 800-648-9605 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 64319FC.

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

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1
6501 Irvine Center Drive
Irvine, CA 92618

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
1024 Walnut Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008 CV 598 MF

2009-ED-189

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1024 Walnut Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE \$77,770.30

Interest From **10/30/2009**
Through Date of Sale

(Costs to be added)

Dated: Nov. 3, 2009

Jami B. Allen
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

Complaint \$ 90.50pd
 Judgment \$14.00pd
 writ \$230.00pd
 satisfy \$ 7.00

Term
 No. 2008 CV 593 MF

IN THE COURT OF COMMON PLEAS

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR
 ASSET BACKED SECURITIES TRUST 2005-OPT1

VS.

MEAGAN P. MEYER and
 RODNEY W. MEYER
 Mortgagor(s)
 1024 Walnut Street Berwick, PA 18603

WRIT OF EXECUTION
 (Mortgage Foreclosure)

REAL DEBT	\$73,750.30
INTEREST from	\$
COSTS PAID:	
PROTIV	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTIV	\$
Office of Judicial Support	
Judge Fee	
Cr.	
Sat.	

Michael L. McKeever
 Attorney for Plaintiff

Goldbeck McCafferty & McKeever
 Suite 5000 — Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OP11
6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
Mortgagor(s) and Record Owner(s)

1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2008 CV 598 MF

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MEYER, RODNEY W.
RODNEY W. MEYER
1024 Walnut Street
Berwick, PA 18603

Your house at 1024 Walnut Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on
February 10, 2010 10:00 am at ~~9:00 AM~~ in Sheriff's Office, Courthouse, Bloomsburg, PA to
enforce the court judgment of \$77,770.30 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-OP11 against you.

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

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

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PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186
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NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at 800-648-9605 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 64319FC.

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 189 OF 2009 ED AND CIVIL WRIT NO. 598 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 of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Walnut Street at corner of land now or late of Walter E. Belles and wife, forty-seven (47) feet from the intersection of Eleventh and Walnut Streets; thence southerly, along Walnut Street, a distance of Forty-five (45) feet; thence easterly in a line parallel with Eleventh Street, a distance of One Hundred Fifty (150) feet to an alley; thence Northerly, along said alley, a distance of Forty-five (45) feet to corner of lands now or late of Walter E. Belles and wife; thence Westerly along said land, in a line parallel with Eleventh Street, a distance of One Hundred Fifty (150) feet to the corner, the place of beginning.

TAX PARCEL #04A-09-235

BEING KNOWN AS: 1024 Walnut Street, Berwick, PA 18603

TERMS OF SALE

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

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

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

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 10:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 10, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 189 OF 2009 ED AND CIVIL WRIT NO. 598 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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TAX PARCEL #04A-09-235

BEING KNOWN AS: 1024 Walnut Street, Berwick, PA 18603

TERMS OF SALE

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

159

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1
6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
(Mortgagor(s) and Record Owner(s))
1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 598 MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1024 Walnut Street
Berwick, PA 18603

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

MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

RODNEY W. MEYER
220 Merriwood Circle
Kingsland, GA 31548

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

MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

RODNEY W. MEYER
220 Merriwood Circle
Kingsland, GA 31548

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432

P.O. Box 2675
Harrisburg, PA 17105-2675

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

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1024 Walnut Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: November 2, 2009



GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-0PT1
6501 Irvine Center Drive
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MEAGAN P. MEYER
RODNEY W. MEYER
1024 Walnut Street
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2008 CV 598 MF

2009-ED-189
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(MORTGAGE FORECLOSURE)

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County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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See Exhibit "A" attached

AMOUNT DUE \$77,770.30

Interest From **10/30/2009**
Through Date of Sale

(Costs to be added)

Dated: Nov. 3, 2009

Lami B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Michael T. McKeever
Attorney L.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OP11
6501 Irvine Center Drive
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Plaintiff

vs.

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RODNEY W. MEYER
Mortgagor(s) and Record Owner(s)
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Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

2009-ED-189

No. 2008 CV 598 MF

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due

\$77,770.30

Interest from

10/30/2009 to Date of
Sale at 8.9500%

(Costs to be added)


GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney for Plaintiff

ALL that certain piece of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Walnut Street at corner of land now or late of Walter E. Belles and wife, forty-seven (47) feet from the intersection of Eleventh and Walnut Streets; thence southerly, along Walnut Street, a distance of Forty-five (45) feet; thence easterly in a line parallel with Eleventh Street, a distance of One Hundred Fifty (150) feet to an alley; thence Northerly, along said alley, a distance of Forty-five (45) feet to corner of lands now or late of Walter E. Belles and wife; thence Westerly along said land, in a line parallel with Eleventh Street, a distance of One Hundred Fifty (150) feet to the corner, the place of beginning.

TAX PARCEL #04A-09-235

BEING KNOWN AS: 1024 Walnut Street, Berwick, PA 18603

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TAX PARCEL #04A-09-235

BEING KNOWN AS: 1024 Walnut Street, Berwick, PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS					
PLAINTIFF/S/ WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1		COURT NUMBER 2008 CV 598 MF			
DEFENDANT/S/ MEAGAN P. MEYER and RODNEY W. MEYER		TYPE OF WRIT OR COMPLAINT EXECUTION 09-ED-189			
<div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> SERVE AT </div> <div style="border: 1px solid black; padding: 5px; flex-grow: 1;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.. TO SERVICE MEAGAN P. MEYER & RODNEY W. MEYER ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1024 Walnut Street, Berwick, PA 18603 </div> </div>	SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: <div style="border: 1px solid black; padding: 10px; min-height: 100px;"> PLEASE POST HANDBILL </div>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> SIGNATURE OF ATTORNEY <div style="text-align: center; font-family: cursive; font-size: 1.1em;"> Michael T. McKeever </div> </td> <td style="width: 25%; padding: 5px;"> TELEPHONE NUMBER (215) 627-1322 </td> <td style="width: 25%; padding: 5px;"> DATE November 2, 2009 </td> </tr> </table>			SIGNATURE OF ATTORNEY <div style="text-align: center; font-family: cursive; font-size: 1.1em;"> Michael T. McKeever </div>	TELEPHONE NUMBER (215) 627-1322
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ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106					

Goldbeck McCallerty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST
2005-OPT1
6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
(Mortgagor(s) and Record Owner(s))
1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 598 MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1, Plaintiff in the above action, by its attorney, Michael T. McKeever, Esquire, sets forth as of the date the praecipe for
the writ of execution was filed the following information concerning the real property located at:

1024 Walnut Street
Berwick, PA 18603

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

MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

RODNEY W. MEYER
220 Merriwood Circle
Kingsland, GA 31548

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

MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

RODNEY W. MEYER
220 Merriwood Circle
Kingsland, GA 31548

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432

P.O. Box 2675
Harrisburg, PA 17105-2675

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

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
1024 Walnut Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: November 2, 2009


GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever, Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1
6501 Irvine Center Drive
Irvine, CA 92618
Plaintiff

vs.

MEAGAN P. MEYER
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Mortgagor(s) and Record Owner(s)

1024 Walnut Street
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2008 CV 598 MF

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MEYER, MEAGAN P.
MEAGAN P. MEYER
5755 East River Road, #1128
Tucson, AZ 85750

Your house at 1024 Walnut Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on
_____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce
the court judgment of \$77,770.30 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1 against you.

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

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

1. The sale will be cancelled if you pay to WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-OPT1, the back payments, late charges, costs and
reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-
413-2311.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375
NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 800-692-7375 or 717-784-8760.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at 800-648-9605 and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 64319FC.

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

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney L.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1
6501 Irvine Center Drive
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Plaintiff

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Mortgagor(s) and Record Owner(s)

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Attorney for Plaintiff

WELLS FARGO BANK, N.A. AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1

6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER

Mortgagor(s) and Record Owner(s)

1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

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CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2008 CV 598 MF

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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



Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
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IN THE COURT OF COMMON PLEAS

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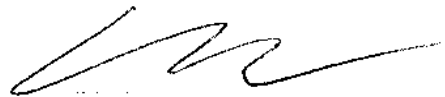
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 598 MF

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.



BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney ID #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215 627 1322
Attorney for Plaintiff

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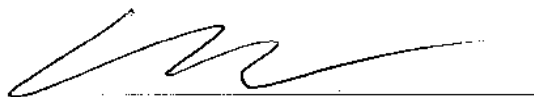
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BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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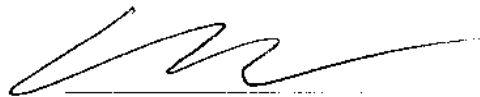
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2008 CV 598 MF

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.



BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK, McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56179
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-677-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSET BACKED SECURITIES TRUST 2005-
OPT1
6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

vs.

MEAGAN P. MEYER
RODNEY W. MEYER
Mortgagor(s) and Record Owner(s)

1024 Walnut Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

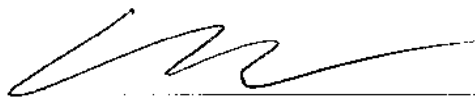
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BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney ID: #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
MASTR ASSLT BACKED SECURITIES TRUST 2005
OP11
6501 Irvine Center Drive
Irvine, CA 92618

Plaintiff

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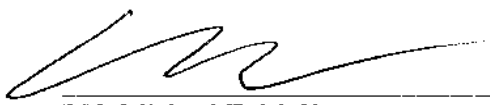
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BY: Michael T. McKeever
Attorney for Plaintiff

IN THE COMMON PLEAS COURT OF COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK, N.A., AS TRUSTEE FOR MASTR ASSET
BACKED SECURITIES TRUST 2005-OPT1; et seq.

Plaintiff (Petitioner)

CASE and/or DOCKET No.: 2008 CV 598

Sheriff's Sale Date: _____

v.

MEAGAN P. MEYER ; et al.

Defendant (Respondent)

AFFIDAVIT OF SERVICE

☒ Complaint ☐ Summons ☐ Other: _____

I, Patricia L. Keys, certify that I am eighteen years of age or older and that I am not a party to the action nor an employee nor relative of a party, and that I served and made known to the person served, MEAGAN P. MEYER ; et al. the above process on the 3 day of August, 2008 at 12:30 o'clock, P.M. at 5755 E. RIVER ROAD # 1128 TUSCON, AZ 85730

Manner of Service:

By handing a copy to:

- ☐ An officer, partner, trustee, or registered agent of the Defendant organization who is not a plaintiff in the action *
- ☐ The manager, clerk, or other person for the time being in charge of a regular place of business or activity of the Defendant organization who is not a plaintiff in the action *
- ☐ An agent authorized by the Defendant organization in writing to receive service of process for it who is not a plaintiff in the action *
- ☒ By handing a copy to the Defendant(s)
- ☒ By handing a copy at the residence of the Defendant(s) to an adult member of the family with whom he/she resides or to the adult person in charge of the residence because no adult family member was found *
- ☐ By handing a copy at the residence of the Defendant(s) to the clerk or manager of the hotel, inn, apartment house or other place of lodging at which he/she resides *
- ☐ By handing a copy at the office or usual place of business of the Defendant(s) to the Defendant(s)'s agent or to the person for the time being in charge thereof *
- ☐ By posting a copy of the original process on the most public part of the property pursuant to an order of court

* Name: Justin Paige

Relationship/Title/Position: Roommate

Remarks: _____

Description: Approximate Age 22 Height 5'3" Weight 130 Race W Sex M Hair Black

Defendant was not served because: ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

☐ Other: _____

Service was attempted on the following dates/times:

1) _____ 2) _____ 3) _____

Commonwealth of Pennsylvania)

) SS:

County of Columbia)

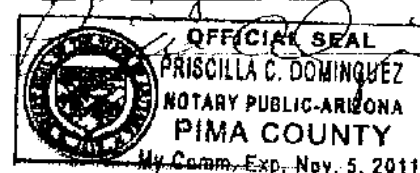
Before me, the undersigned notary public, this day, personally, appeared Patricia L. Keys to me known, who being duly sworn according to law, deposes the following:

I hereby swear or affirm that the facts set forth in the foregoing Affidavit of Service are true and correct.

(Signature of Affiant)

Subscribed and sworn to before me

this 3 day of Aug, 2008



Notary Public

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

October 29, 2009
Docket #2008 CV 598 MF

ATTENTION: Columbia COUNTY SHERIFF

We would like to bring to your attention that defendant(s):

MEAGAN P. MEYER and RODNEY W. MEYER will be personally served notice of Sheriff's Sale by an outside process server.

Thank you,

JUDGMENT DEPARTMENT
GOLDBECK McCAFFERTY & McKEEVER
Main - (215) 627-1322
Fax - (215) 627-7734

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504274

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

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360 11/02/2009

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$ **2,000.00

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6. MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Meyer*

[Signature]
AUTHORIZED SIGNATURE

⑈504274⑈ ⑆236073801⑆ 70 110018⑈