

SHERIFF'S SALE COST SHEET

NO. well Fargo ED NO. 1275-08 VS. Sejine JD DATE/TIME OF SALE \$ 12/10/92

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>1.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>2.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>305.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>775.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>125.92</u>

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

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

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

SURCHARGE FEE (DSTE)		\$ <u>10.00</u>
MISC. <u>Lus. Co.</u>		\$ <u>63.00</u>
TOTAL *****		\$ <u>63.00</u>

TOTAL COSTS (OPENING BID) \$ 1409.92

for Court # 90107

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

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

856. 669. 5400
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-368-9100

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

November 6, 2009

Sent via NewTrak

Option One Mortgage Corporation
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
ATTN: Foreclosure Department

Re: Christopher B. Joline
Heidi J. Joline
Client Loan #0013065701
Our File #05090445
Property: 1313 Pine Street
Berwick, PA 18603-2126

Dear Sir/Madam:

With regard to the referenced loan, please be advised that the Sheriff Sale scheduled for December 2, 2009 has been stayed for the following reason:

Loss mitigation. No monies collected with respect to the stay.

Sincerely,

Chris Stears

Chris Stears
Foreclosure Manager

/ret

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
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DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-368-9100

PLEASE RESPOND TO NEW JERSEY OFFICE

November 6, 2009

Sent via telefax #570-389-5625

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

Re: Wells Fargo Bank National Association, as Trustee for Merrill
Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed
Certificates, Series 2004-OP11
vs.
Christopher B. Joline
Heidi J. Joline
Columbia County C.C.P. No. 2005-CV-1275
Premises: 1313 Pine Street
Berwick, PA 18603-2126
SS Date: December 2, 2009

Dear Wendy:

Please stay the Sheriff's Sale scheduled for December 2, 2009.

Sale is stayed for the following reason:

Loss mitigation. No monies collected with respect to the stay.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears

Chris Stears
Foreclosure Manager

/ret



desktop

Intercom Message

Generated 10/29/2009 7:44:59 AM by Robert Keyek

Borrower Information:

JOLINE
1313 PINE ST
BERWICK, Pennsylvania 18603

Intercom Message :: Client Ref # 0013065701 :: Vendor Ref # 05090445-1

From: Blackley, Shanna

To: keyek, robert;

CC:

Date: 10/28/2009 1:58:00 PM

Subject: Issue Request

Type: Stop/Hold Action

Message: Your issue for this file has been closed.

Issue Type/Reason: Amount of Payoff/Reinst. Rcvd (LA,NJ/PA only)

Issue Comments/Description: Please provide the amount collected with regard to the loss mitigation as the Sheriff requires this figure in order to stay the sale.

Issue Resolution: No funds have been received, but per notes it does not appear that a deposit was required.



Process Management Notes :: Loan # 0013065701

Printed: 10/28/2009 8:05:04 AM, Donna Middleton

View: Single Note

1.

Written By: Fidelity AutoProc, Fidelity

Date: 10/27/2009 5:20:00 PM

Type: Auto Note

Process: FC_PA_Other_Other_

Borrower: JOLINE

Note:

User has closed the file. Close Reason: Loss Mitigation

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Christopher & Heidi Solite
 NO. 97-09 ED NO. 1275-05 JD DATE/TIME OF SALE Aug 2 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$24.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	<u>\$5.00</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		<u>\$391.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$715.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$1000.92</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	<u>\$198.01</u>	
WATER 20	\$	
TOTAL *****		<u>\$198.01</u>

SURCHARGE FEE (DSTE)

MISC. <u>Luz. Co.</u>	<u>\$63.00</u>	<u>\$110.00</u>
	\$	
TOTAL *****		<u>\$63.00</u>

TOTAL COSTS (OPENING BID) \$

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*
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TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
215-568-9300

PLEASE RESPOND TO NEW JERSEY OFFICE

August 26, 2009

Sent via telefax #570-389-5625

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

Re: Wells Fargo Bank National Association, as Trustee for Merrill
Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed
Certificates, Series 2004-OP11
vs.
Christopher B. Joline
Heidi J. Joline
Columbia County C.C.P. No. 2005-CV-1275
Premises: 1313 Pine Street
Berwick, PA 18603-2126
SS Date: September 2, 2009

Dear Sheriff Chamberland:

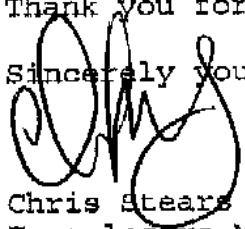
Please postpone the Sheriff's Sale scheduled for September 2,
2009 to December 2, 2009.

Sale is postponed for the following reason:

Loan modification.

Thank you for your attention to this matter.

Sincerely yours,



Chris Stears
Foreclosure Manager

/rk

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Christopher & Heidi Shive

NO. 91-09 ED NO. 1275-05 JD

DATE/TIME OF SALE: Sept. 2 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

Article Number
7007 2560 0002 259 9029
(Transfer from service label)

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) PERSON

C. Date of Delivery 5/11/09

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

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

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) MAY 12 2009

C. Date of Delivery MAY 12 2009

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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9043

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) MAY 8 2009

C. Date of Delivery MAY 8 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 Mail ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes ☐ No

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9012

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15



August 26, 2009

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

**WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE
LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-OP1-1**

VS.

**CHRISTOPHER B. JOLINE
HEIDI J. JOLINE**

DOCKET # 91ED2009

JD # 1275JD2005

Dear Timothy:

The **updated** amount due on the sewer account #122952 for the property located at 1313 Pine Street Berwick, Pa through September 30, 2009 is **\$198.01**.

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

Sincerely,

Kelly Greer
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

MARK J. UDREN, ESQUIRE - ID #4302
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
856-669-5400

Wells Fargo Bank National Association, as Trustee
for Merrill Lynch Mortgage Investors Trust Mortgage
Loan Asset-Backed Certificates, Series 2004-OP11
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Christopher B. Joline
Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126
Defendant(s)

NO. 2005-CV-1275

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: August 14, 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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2005-CV-1275

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPI1, 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: 1313 Pine Street, Berwick, PA 18603-2126.

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

Christopher B. Joline 1313 Pine Street
Berwick, PA 18603-2126

16 South Church Road
Mountain Top, PA 18707

Heidi J. Joline 1313 Pine Street
Berwick, PA 18603-2126

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

Berwick Dental Arts 105 West Ninth Street
Berwick, PA 18603

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

Name	Address
Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPI1	270 Northland Drive, Suite 200 Mendota Heights, MN 55120

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 Claim Bureau	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, PO Box 281230 Harrisburg, PA 17128-1230

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	1313 Pine Street Berwick, PA 18603-2126

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: August 14, 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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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

Wells Fargo Bank National Association,
as Trustee for Merrill Lynch Mortgage
Investors Trust Mortgage Loan Asset-
Backed Certificates, Series 2004-OP11
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV-1275

v.

Christopher B. Joline

Heidi J. Joline

Defendant(s)

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): Christopher B. Joline and Heidi J. Joline

PROPERTY: 1313 Pine Street, Berwick, PA 18603-2126

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **July 29, 2009**, at 9:00 am, 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.

EXHIBIT A

Name and Address of Sender		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt				
Line	Article Number	Name of Addressee, Street, and Post Office Address		Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230												
2		TENANTS/OCCUPANTS 1313 Pine Street Berwick, PA 18603-2126												
3		WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE 270 Northland Drive, Suite 200 Mendota Heights, MN 55120												
4		COLUMBIA COUNTY TAX CLAIM BUREAU P.O. Box 380 Bloomsburg, PA 17815												
5		DOMESTIC RELATIONS SECTION P.O. Box 380 Bloomsburg, PA 17815												
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R500, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.								

PS Form 3877, February 1994

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

Christopher B. Joline and Heidi J. Joline; #05090445 (Columbia)

Name and Address of Sender		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt				
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks	
1		BERWICK DENTAL ARTS 105 West Ninth Street Berwick, PA 18603												
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500 per piece. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.								

08/25/2009
 09:14:30
 08/25/2009
 09:14:30

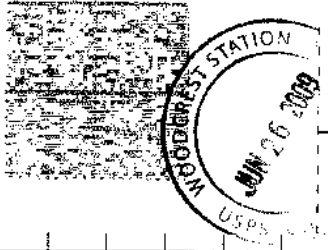


EXHIBIT A 1

PS Form 3877, February 1994 Form Must be Completed by Typewriter, Ink or Ball Point Pen

Christopher B. Joline and Heidi J. Joline; #05090445 (Columbia)

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS
TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

Docket # 91ED2009

VS

MORTGAGE FORECLOSURE

CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

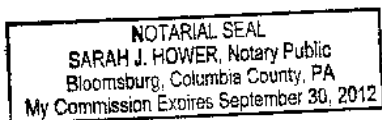
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MAY 06, 2009, AT 10:35 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON HEIDI JOLINE AT 1313 PINE STREET, BERWICK BY HANDING TO
HEIDI JOLINE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 07, 2009

Sarah J. Hower
NOTARY PUBLIC



Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

J. Deane
J. DEANEY
DEPUTY SHERIFF

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

EXHIBIT B

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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
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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OP11
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV-1275

v.
Christopher B. Joline
Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126
Defendant(s)

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

Date: August 12, 2009

UDREN LAW OFFICES, P.C.

BY: Adam Kayes
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

EXHIBIT B

Wells Fargo Bank National Association, as Trustee, et. al., Plaintiff(s)
vs.
Christopher B. Joline, et. al., Defendant(s)



Service of Process by
APS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 098111-0001

AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

--Christopher B. Joline, by posting
Court Case No. 2005-CV-1275

UDREN LAW OFFICES
Ms. Nicole Ratigan
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620

State of: PENNA. ss.

County of: LUZERNE

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says
that at the time of service, she was of legal age and was not a party to this action;

Date/Time of Service: that on the 27th day of JULY, 20 09, at 1:45 o'clock P.M

Place of Service: at 1313 Pine Street, in Berwick, PA 18603-2126

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Christopher B. Joline, by posting

Person Served, and
Method of Service:

- ☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person
of suitable age, who verified, or who upon questioning stated, that he/she resides with
Christopher B. Joline, by posting
at the place of service, and whose relationship to the person is: _____

Description of Person
Receiving Documents:

The person receiving documents is described as follows:

Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____

- ☐ To the best of my knowledge and belief, said person was not engaged in the US Military at
the time of service.

Signature of Server:

Undersigned declares under penalty of perjury
that the foregoing is true and correct.

George Telnock
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

27 day of July, 20 09
Ruth Telnock 3-28-2013
Notary Public (Commission Expires)

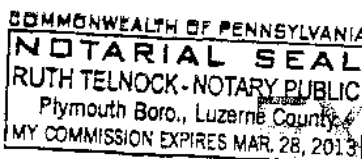


EXHIBIT B

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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
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 pleadings@udren.com

Wells Fargo Bank National Association,
as Trustee for Merrill Lynch Mortgage
Investors Trust Mortgage Loan Asset-
Backed Certificates, Series 2004-OP11
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Christopher B. Joline
Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV-1275

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:

DATE MAILED: July 24, 2009

Christopher B. Joline
16 South Church Road
Mountain Top, PA 18707

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: August 12, 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

EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OP11

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

NO. 2005-CV-1275

O R D E R

AND NOW, this 13 day of July, 2009, upon
consideration of Plaintiff's Motion and the Affidavit of Good Faith
investigation attached hereto, it is hereby ORDERED that service of
the Notice of Sale and all subsequent pleadings on Defendant,
Christopher B. Joline, shall be complete when Plaintiff or its
counsel or agent has mailed true and correct copies of the Notice
of Sale and all subsequent pleadings by certified mail and regular
mail to the last known address of Defendant, Christopher B. Joline,
at 16 S. Church Road, Mountain Top, PA 18707, and by posting the
mortgaged premises located at 1313 Pine Street, Berwick, PA 18603-
2126.

BY THE COURT:

Scott W. Naus
J.

RECEIVED
JUL 14 2009

FILED
JUL 14 2009

CLERK OF COURT

EXHIBIT B

OFFICES, P.C.
CORPORATE CENTER
DOCREST ROAD
HILL, NJ 08003

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

101007 070415 101007 070415 101007 070415

Postage	\$ 0.44	Postmark Here
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
Christopher B. Joline
 16 South Church Road
 Mountain Top, PA 18707

PS Form 3800, August 2005 See Reverse for Instructions

8219 0820 0000 0208 2002
 8219 0820 0000 0208 2002



CERTIFIED MAIL[®]
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



Haster

016H26519216
\$05.540
 07/24/2009
 Mailed From 08003
US POSTAGE

NOTICE OF SHERIFF'S SALE OF

TO: Christopher B. Joline
 16 South Church Road
 Mountain Top, PA 18707

EXHIBIT B

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:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider insured or Registered 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 mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- 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 "Restricted Delivery".
- 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 7530-02-000-9147

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:

Christopher B. Joline
16 South Church Road
Mountain Top, PA 18707

2. Article Number

(Transfer from service label)

7007 3020 0000 0780 6138

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Domestic Return Receipt

102595-02-M-1540

EXHIBIT B

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt				
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (if Regs.)	Insure d Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan												
2		Christopher B. Joline 16 South Church Road Mountain Top, PA 18707												
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
Total number of Places Listed by Sender														
Total Num Received														

016H26S19216
 \$01.15
 07/24/2009
 Mailed From 08003
 US POSTAGE

Hasler

Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

PS Form 3877, February 1994

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

Christopher B. Joline and Heidi J. Joline; #05090445 (Columbia)

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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
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 pleadings@udren.com

Wells Fargo Bank National Association,
as Trustee for Merrill Lynch Mortgage
Investors Trust Mortgage Loan Asset-
Backed Certificates, Series 2004-OPI1
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Christopher B. Joline
Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV-1275

VERIFICATION OF SERVICE BY CERTIFIED MAIL AND
REGULAR MAIL PURSUANT TO COURT ORDER

The undersigned hereby verifies that he is counsel for Plaintiff in the above case and that pursuant to the Court order issued in this matter he mailed a true and correct copy of the Notice of Sale to Defendant(s), by certified mail and regular first class mail, to the last known address of Defendant(s) as follows:


DATE MAILED: July 24, 2009

Christopher B. Joline
16 South Church Road
Mountain Top, PA 18707

I verify that the statements made herein are true and correct and I understand that false statements made herein are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: August 12, 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

016H26519216
\$05.540
07/24/2009
Mailed From 08003
US POSTAGE

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:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered 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 mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- 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 "Restricted Delivery".
- 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 2004 (Reverse) PSN 7530-02-000-9047

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:

Christopher B. Joline
16 South Church Road
Mountain Top, PA 18707

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7007 3020 0000 0780 6138

Name and Address of Sender		UDREN LAW OFFICES, P.C. 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003 ATTN: Nicole Ratigan		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill. Postmark and Date of Receipt				
Line	Article Number	Name of Addressee, Street, and Post Office Address				Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Christopher B. Joline 16 South Church Road Mountain Top, PA 18707														
2																
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
Total number of Pieces Listed by Sender																
Total Number Received																

0764245 0216
0704/03/10
0704/03/10
0704/03/10
0704/03/10



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R800, S813, and S821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.

Per (Name of Receiving Employee)

Christopher B. Joline and Heidi J. Joline; #05090445 (Columbia)

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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
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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1
270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2005-CV-1275

v.

Christopher B. Joline
Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126
Defendant(s)

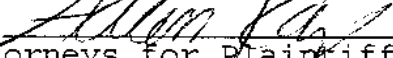
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to
the captioned matter.

Date: August 12, 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

Wells Fargo Bank National Association, as Trustee et al., Plaintiff(s)
vs.
Christopher B. Joline, et al., Defendant(s)



Service of Process by
PS International, Ltd.
1-800-328-7171

APS International Plaza
7800 Glenroy Rd.
Minneapolis, MN 55439-3122

APS File #: 098111-0001

AFFIDAVIT OF SERVICE -- Individual

UDREN LAW OFFICES
Ms. Nicole Ratigan
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620

Service of Process on:

--Christopher B. Joline, by posting
Court Case No. 2005-CV-1275

State of: PENNA. ss.

County of: LUZERNE

Name of Server: GEORGE TELNOCK, undersigned, being duly sworn, deposes and says that at the time of service, she was of legal age and was not a party to this action;

Date/Time of Service: that on the 27th day of JULY, 20 09, at 1:45 o'clock P.M

Place of Service: at 1313 Pine Street, in Berwick, PA 18603-2126

Documents Served: the undersigned served the documents described as:
Notice of Sheriff's Sale of Real Property w/ Order

Service of Process on: A true and correct copy of the aforesaid document(s) was served on:
Christopher B. Joline, by posting

Person Served, and Method of Service:
☒ By personally delivering them into the hands of the person to be served.
☐ By delivering them into the hands of _____, a person of suitable age, who verified, or who upon questioning stated, that he/she resides with Christopher B. Joline, by posting at the place of service, and whose relationship to the person is: _____

Description of Person Receiving Documents: The person receiving documents is described as follows:
Sex ____; Skin Color ____; Hair Color ____; Facial Hair ____
Approx. Age ____; Approx. Height ____; Approx. Weight ____
☐ To the best of my knowledge and belief, said person was not engaged in the US Military at the time of service.

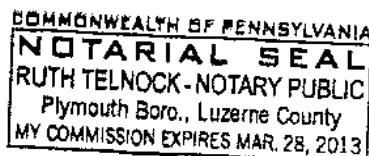
Signature of Server: Undersigned declares under penalty of perjury that the foregoing is true and correct.

George Telnock
Signature of Server

Subscribed and sworn to before me this

27 day of July, 20 09
Ruth Telnock 3-28-2013
Notary Public (Commission Expires)

APS International, Ltd.



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 2009 ED AND CIVIL WRIT NO. 1275 OF 2005 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a steel pin at the corner of Lot #19 on the westerly side of Pine Street; thence along Pine Street south 26 degrees 38 minutes east, a distance of 45.00 feet to a steel pin on line of Lot #17; thence along line of Lot #17 (now or formerly of Richard Whitmire) south 63 degrees 22 minutes west, a distance of 90.50 feet to a steel pin on line of other land of Grantors; thence along line of Grantors north 26 degrees 38 minutes west a distance of 45.00 feet to a fence post on line of Lot #19 (now or formerly of Helen Belles); thence along line of Lot #19 north 63 degrees 22 minutes east, a distance of 90.50 feet to the place of beginning.

BEING identified as parcel #2 containing 360 square feet and parcel #3 containing 3712.50 square feet in accordance to a survey prepared by Charles B. Webb, dated May 18, 1981 and February 15, 1985

BEING KNOWN AS: 1313 PINE STREET, BERWICK, PA, 18603-2126

PROPERTY ID NO.: 04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM E. PRICE AND JANET F. PRICE, HUSBAND AND WIFE DATED 3/24/04 RECORDED 3/31/04 INSTRUMENT NO.: 200403338.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185

County of Columbia and State of Pennsylvania, and was h, 1902, and has been published daily, continuously in said day and on the attached notice July 8, 15, 22, 2009 as ant is one of the officers or publisher or designated agent of 'spaper in which legal advertisement was published; that prise is interested in the subject matter of said notice and legations in the foregoing statement as to time, place, and

re me this 22nd day of July 2009.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

My commission expires

Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and \$..... for publishing the foregoing notice, and the d in full.

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

PENNSYLVANIA OFFICE
215-568-9300

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

July 22, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sheriff Tim Chamberland/Wendy

Re: Wells Fargo Bank National Association, as Trustee for Merrill
Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed
Certificates, Series 2004-OP11

vs.

Christopher B. Joline and Heidi J. Joline
Columbia County C.C.P. No. 2005-CV-1275
Premises: 1313 Pine Street, Berwick, PA 18603-2126
SS Date: July 29, 2009

Dear Sheriff Tim Chamberland/Wendy:

Please **POSTPONE** the Sheriff's Sale scheduled for July 29, 2009 to
September 2, 2009.

Sale is Postponed for the following reason:

To allow time to complete service of the Notice of Sale.

Thank you for your attention to this matter.

Sincerely yours,


Chris Stears
Foreclosure Manager

/nmr



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.

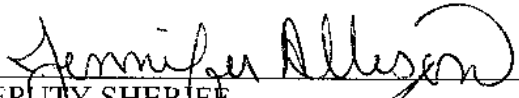
CHRISTOPHER & HEIDI JJOLINE

WRIT OF EXECUTION #91 OF 2009 ED

POSTING OF PROPERTY

June 25, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTOPHER & HEIDI JOLINE AT 1313 PINE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.


SO ANSWERS:

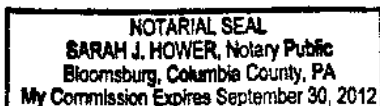

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2009





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

**WELLS FARGO BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS
TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1**

91ED2009

VS

MORTGAGE FORECLOSURE

**CHRISTOPHER B. JOLINE
HEIDI J. JOLINE**

NOW, THURSDAY, MAY 07, 2009, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, CHRISTOPHER JOLINE, AT 16 S. CHURCH ROAD, MOUNTAINTOP, PA

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

UDREN LAW OFFICES, P.A.

ATTORNEY FOR PLAINTIFF

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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OP11

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

1313 Pine Street
Berwick, PA 18603-2126
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$71,960.57

Interest From 11/19/05

to Date of Sale _____

Ongoing Per Diem of \$15.54

to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____

By Tami B. Klein KPB
Prothonotary
Clerk

Date 5-4-09

ALL THAT CERTAIN place or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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UDREN LAW OFFICES, P.

ATTORNEY FOR PLAINTIFF

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STUART WINNEG, ESQUIRE - ID #45362
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

pleadings@udren.com

Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Heidi J. Joline
1313 Pine Street
Berwick, PA 18603-2126

Your house (real estate) at 1313 Pine Street, Berwick, PA 18603-2126 is scheduled to be sold at the Sheriff's Sale on July 29, 2009 at 9:00 am in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$71,960.57, 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 canceled 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 YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715

ASSOCIATION DE LICENCIADOS

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 7 REG# 08 OP# 5 05/19/2009
05/19/2009 13:19:21

Othr County Civ Proc

ACCOUNT#: 100.4197.36206
FINANCE Receipt#: 205032

TR LINE#: 1

2009ED91(2005CV1275)

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207
FINANCE Receipt#: 205032

TR LINE#: 2

2009ED91(2005CV1275)

AMT: 1.00

Mileage - Deputy #4

ACCOUNT#: 100.00.235023
FINANCE Receipt#: 205032

TR LINE#: 3

2009ED91(2005CV1275)

AMT: 18.00

Tendered

CHECK: 4333 58.00

5.00/NOTARY

CHANGE: .00

TOTAL: 58.00

-- THANK YOU --

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS
TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

VS

Docket # 91ED2009

MORTGAGE FORECLOSURE

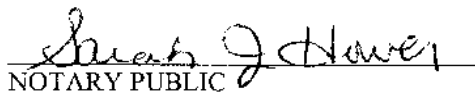
CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

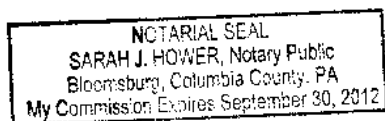
AFFIDAVIT OF SERVICE

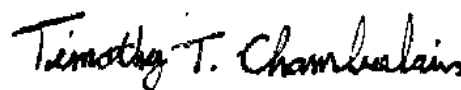
NOW, THIS WEDNESDAY, MAY 06, 2009, AT 10:35 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON HEIDI JOLINE AT 1313 PINE STREET, BERWICK BY HANDING TO
HEIDI JOLINE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 07, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. DEANEY
DEPUTY SHERIFF

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

SHERIFF SERVICE
PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) <i>Hells Fargo Bank N.A., et al</i>		2. COURT NUMBER <i>2009-ED-91 6/15/15 CV-1215</i>
3. DEFENDANT(S) <i>Christopher B. Soline & Heidi J. Soline</i>		4. TYPE OF WRIT or COMPLAINT <i>Notice of Sheriff's Sale</i>
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. <i>Christopher B. Soline</i>		
6. ADDRESS (Street or P.O. Apartment No., City, Boro, Twp., State and Zip Code) <i>16 S. 10th St., Mountaintop, PA</i>		
7. INDICATE UNUSUAL SERVICE: <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> POST <input type="checkbox"/> OTHER <i>"Columbia"</i>		

Now, _____, 20____, I, SHERIFF OF LUZERNE COUNTY, PA., do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law.
This deputation being made at the request and risk of the plaintiff, *Michael A. Savokinas*
SHERIFF OF LUZERNE COUNTY

8. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

SIGNATURE _____ TELEPHONE NUMBER _____

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMEN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomsoever is found in possession, after notifying person of 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.

AMOUNT PAID

DOCKET *22*
PAGE *349*
RECEIVED *5/20/09*

2009 MAY 19 PM 1:46

MICHAEL A. SAVOKINAS
SHERIFF

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

10. I acknowledge receipt of the writ or complaint as indicated above. <i>1/1</i>	SIGNATURE of Authorized LCSD Deputy <i>[Signature]</i>	11. Date Filed <i>5/4/09</i>	12. Expiration/Hearing Date <i>5/22/09</i>
---	--	------------------------------	--

TO BE COMPLETED BY SHERIFF

13. Served and made known to _____, Defendant(s)
on the _____ day of _____, 20____, at _____ o'clock, _____ M.,
at _____ County of Luzerne.

Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant(s) personally served.
☐ Adult family member with whom said Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant's residence.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.

☐ Other _____
On the *22* day of *May*, 20*09*, at *9:30* o'clock, *PM*.

Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

REMARKS: *Left my card, no response*
RETURNED: *att 5/20 6:45 PM 5/22 12:30 PM 5/22 9:30 AM*

14. AFFIRMED and subscribed to before me this <i>22nd</i>	15. Signed by Deputy Sheriff <i>[Signature]</i>	16. Date <i>5/22/09</i>
17. day of <i>May</i> 2009	18. Signed by Sheriff <i>[Signature]</i>	19. Date _____
<p>20. <i>B. K. Cooper</i> <i>Notary Public</i> NOTARIAL SEAL BRIAN K. COOPER, Notary Public Danville Twp., Luzerne County MY COMMISSION EXPIRES <i>8-16-2010</i> My Commission Expires August 16, 2010</p>		
21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.		22. Date Received _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/4/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF

WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT

CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

ATTORNEY FIRM

UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____

DATE 5/8/09 TIME 1000 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

⑥ OTHER (SPECIFY) SERVED ON CLERK
AT OFFICE OF DOM. REL.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

B. A. Carroll

DATE

5/8/09

Tax Notice 2009 County & Municipality

BERWICK BORO

MAK- CHECKS PAYABLE TO:

Janie C Gingham
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.
4295

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	29,472	6.146 1.345 1.25 1.75 10.6	177.51 38.85 36.10 50.55 306.15	181.13 39.64 36.84 51.58 312.40	199.24 43.60 38.68 54.16 328.02
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT	609.16	621.59	663.70	
		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

JOLINE CHRISTOPHER B & HEIDI J
PO BOX 21
BERWICK PA 18603

CNTY	TWP	Discount	Penalty	PARCEL	Land	Buildings	Total Assessment
		2 %	2 %	04A-03 - 132-00.000	2,500	26,972	
		10 %	5 %	1313 PINE ST			
				.094 Acres			
							29,472

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

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:07-MAY-09

FEE:\$5.00

CERT. NO:6125

JOLINE CHRISTOPHER B & HEIDI J
PO BOX 21
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20040-3338
LOCATION: 1313 PINE ST
PARCEL: 04A-03 -132-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,050.04	0.00	0.00	2,050.04
2007	PRIM	2,459.34	0.00	0.00	2,459.34
TOTAL DUE :					\$4,509.38

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: August ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

In Bankruptcy

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/4/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT CHRISTOPHER B. JOLINE
HEIDI J. JOLINE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTOPHER JOLINE	MORTGAGE FORECLOSURE
1313 PINE STREET	
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6 MAY 09 TIME 1100 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
Moved Out of County

F. OTHER (SPECIFY) Not Address 14 S. Church RD
Mountaintop, Pa 15107

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6 MAY 09

1040

59011

Moved To Mountaintop, Pa
PA.

DEPUTY

J. J. Deery

DATE

6 May 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/4/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT CHRISTOPHER B. JOLINE
HEIDI J. JOLINE
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
HEIDI JOLINE
1313 PINE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HEIDI JOLINE (DEFENDANT)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/11/09 TIME 10:35 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Peraney

DATE

6/11/09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/4/2009

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF

WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT

CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREER

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 6 May 09 TIME 1015 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

☒ OTHER (SPECIFY) SECRETARY IN OFFICE
OF SEWER AUTHORITY.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. J. Chamberlain

DATE 6 May 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/4/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF

WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT

CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

ATTORNEY FIRM

UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON OFFICE OF TAX COLLECTOR - C. GINGHER

RELATIONSHIP TAPED TO INSIDE SIDE DOOR IDENTIFICATION _____

DATE 5/6/09 TIME 10 30 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

☒ OTHER (SPECIFY) SERVED ON TAX COLLECTOR
OFFICE - TAPED TO DOOR

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

C. H. Carroll

DATE

5/6/09



May 6, 2009

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

**WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE
LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-OPI-1**

VS.

**CHRISTOPHER B. JOLINE
HEIDI J. JOLINE**

DOCKET # 91ED2009

JD # 1275JD2005

Dear Timothy:

The amount due on the sewer account #122952 for the property located at 1313 Pine Street Berwick, Pa through September 30, 2009 is \$708.83.

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

Sincerely,

Kelly Greer
Authority Clerk

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:
DATE RECEIVED 5/4/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 91ED2009

PLAINTIFF
WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2004-OPI-1

DEFENDANT
CHRISTOPHER B. JOLINE
HEIDI J. JOLINE

ATTORNEY FIRM
UDREN LAW OFFICE

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

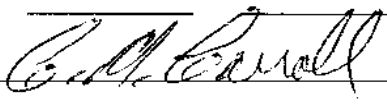
DATE 5/6/09 TIME 0810 MILEAGE _____ OTHER _____

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY  DATE 5/6/09

REAL ESTATE OUTLINE

ED # 7/-09

DATE RECEIVED 5-4-09
DOCKET AND INDEX 5-2-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓ 5-6 left mess
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 15,000 CK# 13/04/5
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE July 27, 09 TIME 0700
POSTING DATE June 22, 09
ADV. DATES FOR NEWSPAPER
1ST WEEK July 2
2ND WEEK 15
3RD WEEK 22

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 91 OF 2009 ED AND CIVIL WRIT NO. 1275 OF 2005 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin at the corner of Lot #19 on the westerly side of Pine Street; thence along Pine Street south 26 degrees 38 minutes east, a distance of 45.00 feet to a steel pin on line of Lot #17; thence along line of Lot #17 (now or formerly of Richard Whitnire) south 63 degrees 22 minutes west, a distance of 90.50 feet to a steel pin on line of other land of Grantors; thence along line of Grantors north 26 degrees 38 minutes west a distance of 45.00 feet to a fence post on line of Lot #19 (now or formerly of Helen Belles); thence along line of Lot #19 north 63 degrees 22 minutes east, a distance of 90.50 feet to the place of beginning.

BEING identified as parcel #2 containing 360 square feet and parcel #3 containing 3712.50 square feet in accordance to a survey prepared by Charles B. Webb, dated May 18, 1981 and February 15, 1985

BEING KNOWN AS: 1313 PINE STREET, BERWICK, PA 18603-2126

PROPERTY ID NO.: 04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEID J. JOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM E. PRICE AND JANET F. PRICE, HUSBAND AND WIFE DATED 3/24/04 RECORDED 3/31/04 INSTRUMENT NO.: 200403338.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OP11

Plaintiff

v.

Christopher B. Joline

Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

1313 Pine Street
Berwick, PA 18603-2126
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$71,960.57

Interest From 11/19/05

to Date of Sale _____

Ongoing Per Diem of \$15.54

to actual date of sale including if sale is
held at a later date

(Costs to be added) \$ _____

By Tami B. Kline Prothonotary
Clerk (RKB)

Date 5-4-09

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BEING KNOWN AS: 1313 Pine Street
 Berwick, PA 18603-2126

PROPERTY ID NO.: 04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM E. PRICE AND JANET F. PRICE, HUSBAND AND WIFE DATED 3/24/04 RECORDED 3/31/04 INSTRUMENT NO.: 200403338.

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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 3450
pleadings@udren.com

Wells Fargo Bank National Association,
as Trustee for Merrill Lynch Mortgage
Investors Trust Mortgage Loan Asset-
Backed Certificates, Series 2004-OPI1
Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

UDREN LAW OFFICES, P.C.

BY: *Chandra Arkema*
Attorneys for Plaintiff
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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WOODCREST CORPORATE CENTER
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CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: *Chandra Arkema*
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, C.

ATTC EY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: *Chandra Arkema*
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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 National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPI1, 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: 1313 Pine Street, Berwick, PA 18603-2126

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

Christopher B. Joline 1313 Pine Street
Berwick, PA 18603-2126

Heidi J. Joline 1313 Pine Street
Berwick, PA 18603-2126

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

None

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

Name	Address
Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPI1	270 Northland Drive, Suite 200 Mendota Heights, MN 55120

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 Claim Bureau	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, PO Box 281230 Harrisburg, PA 17128-1230

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	1313 Pine Street Berwick, PA 18603-2126

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: April 22, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
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Wells Fargo Bank National
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Series 2004-OPI1

Plaintiff

v.

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Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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Name Address

None

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Name

Address

Wells Fargo Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2004-OPI1 270 Northland Drive, Suite 200 Mendota Heights, MN 55120

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Name

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Address

Columbia County Tax Claim Bureau 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, PO Box 281230 Harrisburg, PA 17128-1230

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 1313 Pine Street Berwick, PA 18603-2126

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DATED: April 22, 2009

UDREN, LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

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STUART WINNEG, ESQUIRE

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UDREN LAW OFFICES, C.

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Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OPI1

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

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Address

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Address

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Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230

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 1313 Pine Street Berwick, PA 18603-2126

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: April 22, 2009

UDREN LAW OFFICES, P.C.

BY: 
Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
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ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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pleadings@udren.com

Wells Fargo Bank National
Association, as Trustee for
Merrill Lynch Mortgage
Investors Trust Mortgage Loan
Asset-Backed Certificates,
Series 2004-OP11

Plaintiff

v.

Christopher B. Joline
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2005-CV-1275

2009-ED-91

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Christopher B. Joline
1313 Pine Street
Berwick, PA 18603-2126

Your house (real estate) at 1313 Pine Street, Berwick, PA 18603-2126 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$71,960.57, 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 YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-932-0311
717-238-6715

ASSOCIATION DE LICENCIADOS

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
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UDREN LAW OFFICES, P.C.

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Wells Fargo Bank National
Association, as Trustee
for Merrill Lynch Mortgage
Investors Trust Mortgage
Loan Asset-Backed
Certificates, Series
2004-OPI1

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

Plaintiff

Defendant(s) NO. 2005

v.

Christopher B. Joline
Heidi J. Joline

Waiver of Watchman

I, Attorney _____, 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.

Attorney for Plaintiff



ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a steel pin at the corner of Lot #19 on the westerly side of Pine Street; thence along Pine Street south 26 degrees 38 minutes east, a distance of 45.00 feet to a steel pin on line of Lot #17; thence along line of Lot #17 (now or formerly of Richard Whitnire) south 63 degrees 22 minutes west, a distance of 90.50 feet to a steel pin on line of other land of Grantors; thence along line of Grantors north 26 degrees 38 minutes west a distance of 45.00 feet to a fence post on line of Lot #19 (now or formerly of Helen Bellas); thence along line of Lot #19 north 63 degrees 22 minutes east, a distance of 90.50 feet to the place of beginning.

BEING identified as parcel #2 containing 360 square feet and parcel #3 containing 3712.50 square feet in accordance to a survey prepared by Charles B. Webb, dated May 18, 1981 and February 15, 1985.

BEING KNOWN AS: 1313 Pine Street
Berwick, PA 18603-2126

PROPERTY ID NO.: 04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM WILLIAM E. PRICE AND JANET F. PRICE, HUSBAND AND WIFE DATED 3/24/04 RECORDED 3/31/04 INSTRUMENT NO.: 200403338.

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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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

pleadings@udren.com

PENNSYLVANIA OFFICE
215-368-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

April 22, 2009

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

Re: Wells Fargo Bank National Association, as Trustee for Merrill
Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed
Certificates, Series 2004-OPI1
vs.
Christopher B. Joline
Heidi J. Joline
Columbia County C.C.P. No. 2005-CV-1275

Dear Sir:

Please serve the Defendant(s), Christopher B. Joline and Heidi J.
Joline at 1313 Pine Street, Berwick, PA 18603-2126.

Please then, **POST** the property with the Handbill at 1313 Pine
Street, Berwick, PA 18603-2126.

UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
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PENNSYLVANIA OFFICE
215-568-9500

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**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

April 22, 2009

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

Re: Wells Fargo Bank National Association, as Trustee for Merrill
Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed
Certificates, Series 2004-OP11
vs.
Christopher B. Joline
Heidi J. Joline
Columbia County C.C.P. No. 2005-CV-1275

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PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



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131045

131045

NUMBER

DATE

04/23/2009

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

PAY
TO THE
ORDER
OF
Sheriff of Columbia County

****One Thousand Five hundred dollars and Zero cents****

For SHERIFF SALE DEPOSIT 05090445 Joline

131045 0360018081 36 589745 31

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

Handwritten signature

MP

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