

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. John Terlaney & Autumn Terlaney
 NO. 12-10 ED NO. 2310-09 JD DATE/TIME OF SALE Apr 28 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>408.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1057.02</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1282.02</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>2431.77</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>1194.52</u>
TOTAL ***** \$ <u>1438.29</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>472.81</u>
WATER 20	\$
TOTAL ***** \$ <u>472.81</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 3786.62

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS John + Autumn Talence

NO. 12-10 ED NO. 2310-09 JD

DATE/TIME OF SALE: Apr 28 0900

BID PRICE (INCLUDES COST) \$ 3786.62

POUNDAGE - 2% OF BID \$ 75.73

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3862.35

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Talence

TOTAL DUE: \$ 3862.35

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2362.35

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
215-568-9500
215-568-1141 FAX

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

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

April 29, 2010

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

RE: Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust,
ABFC Asset-Backed Certificates, Series 2004-OPT5
vs.
John William Talanca
Autumn Talanca
Property: 1233 6th Avenue
Berwick (Township of Briar Creek), PA 18603
Columbia County C.C.P. No.: 2009-cv-2310
Sheriff's Sale Date: 04/28/2010

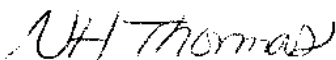
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004- OPT5, 4600 Regent Blvd, Ste 200, Irving, TX 75063.

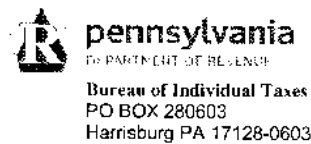
Enclosed please find our check in the amount of \$2,362.35 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

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

Sincerely,


Nicole Harbinson-Thomas
Legal Assistant

Enclosures



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

St. Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Telephone Number:
UDREN LAW OFFICES, P.C.	(856) 669-5628
Street Address	City
111 WOODCREST RD, STE 200	CHERRY HILL
	State
	NJ
	ZIP Code
	08003

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Sheriff of Columbia	Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004- OPT5
Street Address	Street Address
PO Box 380	4600 Regent Blvd, Ste 200
City	City
Bloomsburg	Irving
State	State
PA	TX
ZIP Code	ZIP Code
17815	75063

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
1233 6 th Ave	Berwick
County	School District
Columbia	Berwick
	Tax Parcel Number
	07-02A-030

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3862.35	0.00	\$3862.35
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,549.00	X 3.69	= \$57,375.81

E. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

(Name of Decedent)

(Estate File Number)

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

Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Signature of Correspondent or Responsible Party

Date

W H Thomas

4-29-10

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

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL PRINTING
600 ARCH STREET ROOM 325
PHILADELPHIA, PA 19106

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION

1150 1st Ave #1001

King of Prussia, PA 19406

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
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

7007 3020 0001 4837 7801

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION

New address

1150 1st Ave #1001

King of Prussia, PA
19406

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
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.

Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837 7757

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
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

7007 3020 0001 4837 7818

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

A. Signature ☐ Agent ☒ Addressee
X *[Signature]*
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

COMPLETE THIS SECTION ON DELIVERY

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-180/360

NUMBER
150293

150293

Two Thousand Three Hundred Sixty-Two and 35/100*****

DATE

April 29, 2010

AMOUNT

*****2,362.35

**PAY
TO THE
ORDER
OF**

Columbia County Sheriff

VOID AFTER 90 DAYS

[Handwritten signature]

Nicole Harrison

⑆150293⑆ ⑆036001808⑆ 35 589745 3⑆

12-10

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 7, 14, 21, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 21st day of April, 2010.

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

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



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.

JOHN TALANCA

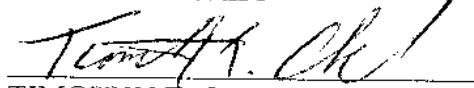
WRIT OF EXECUTION #12 OF 2010 ED

POSTING OF PROPERTY

March 25, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN TALANCA AT 1233 6TH AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

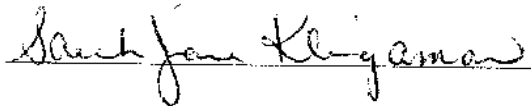
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MARCH 2010



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6308

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR ABFC 2004-OPT 5 TRUST, ABFC ASSET-
BACKED CERTIFICATES, SERIES 2004-
OPT5

Docket # 12ED2010

VS

MORTGAGE FORECLOSURE

JOHN WILLIAM TALANCA
AUTUMN TALANCA

AFFIDAVIT OF SERVICE

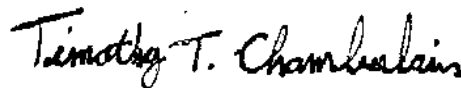
NOW, THIS THURSDAY, FEBRUARY 04, 2010, AT 11:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON AUTUMN TALANCA AT 104 FOUNDRYVILLE ROAD, BERWICK BY
HANDING TO JOHN TALANCA, HUSBAND, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 04, 2010


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR ABFC 2004-OPT 5 TRUST, ABFC ASSET-
BACKED CERTIFICATES, SERIES 2004-
OPT5

Docket # 12ED2010

VS

MORTGAGE FORECLOSURE

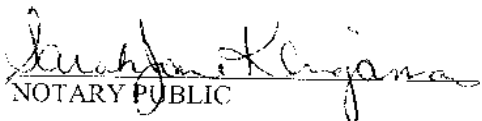
JOHN WILLIAM TALANCA
AUTUMN TALANCA

AFFIDAVIT OF SERVICE

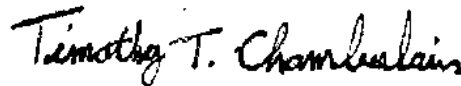
NOW, THIS THURSDAY, FEBRUARY 04, 2010, AT 11:40 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON JOHN TALANCA AT 104 FOUNDRYVILLE ROAD, BERWICK BY
HANDING TO JOHN TALANCA, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 04, 2010


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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

**JOAN ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603**

**570-759-2118
570-759-1681 FAX**

TO: TIM

FAX: 389-5625

PAGES (INC COVER): 1

DATE: 2-9-10

Tax Notice 2010 County & Municipality

BRIAR CREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG

TUES & THURS: 8PM - 8PM

WED: 1PM - 4PM & 6PM - 8PM

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2010

BILL NO.
11804

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,549	6.146	93.85	85.56	105.12
SINKING		1.345	20.48	20.91	23.00
FIRE		1	15.24	15.55	17.11
TWP RE		5	76.19	77.75	85.53
LIGHT	FLAT		33.32	34.00	37.40
The discount & penalty have been calculated for your convenience			238.89	243.77	268.16
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

TALANCA JOHN WILLIAM & AUTUMN
1233 SIXTH AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07 -02A-030-00,000
1233 SIXTH AVE
1653 Acres Land 2,000
Buildings 13,549
Total Assessment 15,549

This tax returned to
courthouse on:
January 1, 2011

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



February 4, 2010

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

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2004-OPT 5
TRUST, ABFC ASSET-BACKED CERTIFICATES, SERIES 2004-OPT5**

VS.

**JOHN WILLIAM TALANCA
AUTUMN TALANCA**

DOCKET # 12ED2010

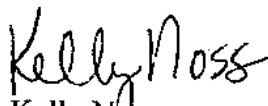
JD # 231JD2009

Dear Timothy:

The amount due on the sewer account #500342 for the property located at 1233
6th Avenue, Pa through June 30, 2010 is \$472.81.

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

Sincerely,


Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/2/2010

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT

JOHN WILLIAM TALANCA
AUTUMN TALANCA

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

JOHN TALANCA

104 FOUNDRYVILLE ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON John Talanca

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02 04 10 TIME 11 40 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 02 04 10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/2/2010

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT

JOHN WILLIAM TALANCA
AUTUMN TALANCA

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

AUTUMN TALANCA

104 FOUNDRYVILLE ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

John Talanca

RELATIONSHIP

Husband

IDENTIFICATION

DATE 02-04-10

TIME

1140

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

P. D'Angelo

DATE

02-04-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/2/2010

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT JOHN WILLIAM TALANCA
AUTUMN TALANCA
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
1233 6TH AVE	
BERWICK	

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-04-10 TIME 0845 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul DeLo

DATE 02-04-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/2/2010

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT

JOHN WILLIAM TALANCA
AUTUMN TALANCA

ATTORNEY FIRM

UDREN LAW OFFICE

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02 04 10 TIME 1150 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 02 04 10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/2/2010

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT JOHN WILLIAM TALANCA
AUTUMN TALANCA
ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON KELLY GREENE

RELATIONSHIP Client IDENTIFICATION _____

DATE 02.04.10 TIME 0835 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

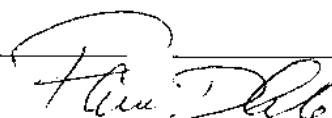
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 02.04.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: Allison
DATE RECEIVED 2/2/2010

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT

JOHN WILLIAM TALANCA
AUTUMN TALANCA

ATTORNEY FIRM

UDREN LAW OFFICE

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-3-10 TIME 1606 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 Allison

DATE 2-3-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/2/2010

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 12ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR ABFC
2004-OPT 5 TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES 2004-OPT5

DEFENDANT JOHN WILLIAM TALANCA
AUTUMN TALANCA
ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 2-3-10 TIME 1545 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. Johnson

DATE 2-3-10

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-FEB-10

FEE:\$5.00

CERT. NO:7036

TALANCA JOHN WILLIAM & AUTUMN
1233 SIXTH AVE
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED 20040-5962
LOCATION: 1233 SIXTH AVE BERWICK
PARCEL: 07 -02A-030-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2009	PR1M	1,105.17	24.35	60.00	1,189.52
TOTAL DUE :					\$1,189.52

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

To: Sheriff Chamberlin

Fax # 570-389-5625

From: Alex

Date: 2/3/10

Pages: 3 (including this cover sheet)

Re: Waver of Watchman & Aff non mill

FACSIMILE TRANSMITTAL

Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Phone (856) 669-5400
Fax (856) 669-5399

UDREN LAW OFFICES, P.C.
 MARK J. UDREN, ESQUIRE - ID #04302
 STUART WINNIG, 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
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD, SUITE 200
 CHERRY HILL, NJ 08003-3620
 856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as
 Trustee for ABFC 2004-OPT 5
 Trust, ABFC Asset-Backed
 Certificates, Series 2004-OPT5
 P.O. Box 961730
 Irving, TX 75063

Plaintiff

COURT OF COMMON PLEAS
 CIVIL DIVISION
 Columbia County

MORTGAGE FORECLOSURE

NO. 2009-CV-2310

v.
 John William Talanca
 Autumn Talanca
 104 Foundryville Road
 Berwick, PA 18603
 Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF **Florida**COUNTY OF **Duval**

SS

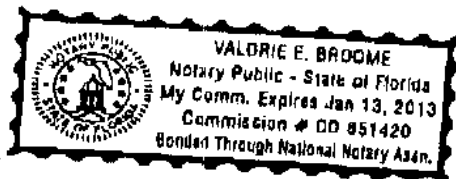
THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: John William Talanca
 Age: Over 18
 Residence: As captioned above
 Employment: Unknown

Defendant: Autumn Talanca
 Age: Over 18
 Residence: As captioned above
 Employment: Unknown

Sworn to and subscribed
 before me this 15th day
 of January, 2010.
Valerie E. Broome
 Notary Public

Name: *Michelle Halvard*
 Title: Assistant Secretary and Vice President
 Company: American Home Mortgage
 Servicing, Inc., successor in
 interest to Option One
 Mortgage Corporation, as
 attorney in fact for Wells
 Fargo Bank, N.A., as Trustee
 for ABFC 2004-OPT 5 Trust,
 ABFC Asset-Backed
 Certificates, Series 2004-OPT5



UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as
Trustee for ABFC 2004-OPT 5
Trust, ABFC Asset-Backed
Certificates, Series 2004-OPTS
P.O. Box 961730
Irving, TX 75063
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

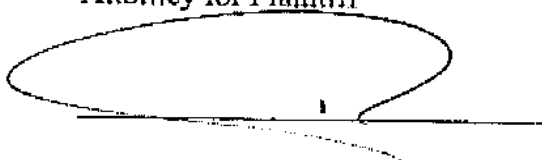
NO. 2009-CV-2310

v.
John William Talanca
Autumn Talanca
104 Foundryville Road
Berwick, PA 18603
Defendant(s)

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



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF: **SULLIVAN****NOTICE (CONTINUANCE**

Mag. Dist. No.:	44-3-03		
MDJ Name: Hon	JENNIFER Y. VANDINE		
Address	SULLIVAN COUNTY COURTHOUSE PO BOX 259 LAPORTE, PA		
Telephone	(570) 946-4413	18626	

PLAINTIFF: **BATTIN'S BODY SHOP**
12000 RT 87
BRADLEY BATTIN
DUSHORE, PA 18614

VS.

DEFENDANT: **HAYMAN, LARRY H**
225 CENTER ST
PO BOX 646
BENTON, PA 17814

LARRY H. HAYMAN
225 CENTER ST
PO BOX 646
BENTON, PA 17814

Docket No.: **CV-0000076-09**
Date Filed: **12/17/09**



Please note that the hearing in the above captioned case, which was scheduled to occur on: **2/03/10**

has been continued to:

Date: 2/16/10	Place: DISTRICT COURT 44-3-03 SULLIVAN COUNTY COURTHOUSE PO BOX 259 LAPORTE, PA 18626
Time: 9:30 AM	

If you have any questions, please contact this office immediately.

Continuance requested by: **MAGISTERIAL DIST. JUDGE**

If you are disabled and require assistance, please contact the Magisterial District office at the address above.

2/03/10 Date

Jennifer Y. Vandine

My commission expires first Monday of January, **2016**.



DATE PRINTED: **2/03/10 14:04:55 PM**

AOPC 616-05

Feb. 03 2010 03:17PM P1

FAX NO. : 570-946-4436

FROM : DISTRICT COURT 44-3-03

REAL ESTATE OUTLINE

ED # 12-10

DATE RECEIVED 11-1-10

DOCKET AND INDEX 2-1-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION ☒

WHEREABOUTS OF LKA ☒

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE ☒

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST ☒

CHECK FOR \$1,350.00 OR 1800.00 ☒

CK# 11-1-10

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

SALE DATE

Apr 28, 10 TIME 10:00

POSTING DATE

Nov 28, 10

ADV. DATES FOR NEWSPAPER

1ST WEEK Nov 28, 10

2ND WEEK Dec 5, 10

3RD WEEK Dec 12, 10

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2010 ED AND CIVIL WRIT NO. 2310 OF 2009 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 lot, piece or parcel of land together with the two story, frame, single dwelling house thereon erected lying and being situate on the Northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Lot No. 1814, this being the East side of the second lot East of Arch Street on the North side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and being a part of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek. See plot or plan recorded in the Recorder's Office at Bloomsburg Miscellaneous Book No. 8, Page 366; THENCE IN A NORTHERLY DIRECTION ALONG Lot No. 1814, a distance of 160 feet to a 15 foot alley; THENCE in an Easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1812; THENCE in a Southerly direction along Lot No. 1812, a distance of 160 feet to Sixth Avenue; THENCE in a Westerly direction along Sixth Avenue, a distance of 45 feet to the place of beginning. This description is intended to cover and this deed to convey house No. 1233 Sixth Avenue and Lot No. 1813.

BEING the same premises which Ruth M. Larcom and Richard Larcom, wife and husband, by Deed dated March 28, 2002 and recorded in Columbia County to Instrument No. 200203962, granted and conveyed unto Raymond c. Elder and Rosanne Rodgers, husband and wife, grantors herein.

TOGETHER with all and singular the buildings improvements, ways, street, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and reminders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 1233 6th Avenue Berwick (Township of Briar Creek), PA 18603
PROPERTY ID NO: 07-02A-030

TITLE TO SAID PREMISES IS VESTED IN JOHN WILLIAMS TALANCE AND AUTUMN TALANCE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM RAYMOND C. ELDER AND M. ROSEANNE RODGERS, HUSBAND AND WIFE DATED 6/1/04 RECORDED 6/1/04 INSTRUMENT NO. : 200405962

TERMS OF SALE

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

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

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TOGETHER with all and singular the buildings improvements, ways, street, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and reminders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 1233 6th Avenue Berwick (Township of Briar Creek), PA 18603
PROPERTY ID NO: 07-02A-030

TITLE TO SAID PREMISES IS VESTED IN JOHN WILLIAMS TALANCE AND AUTUMN TALANCE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM RAYMOND C. ELDER AND M. ROSEANNE RODGERS, HUSBAND AND WIFE DATED 6/1/04 RECORDED 6/1/04 INSTRUMENT NO. : 200405962

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

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:00 AM

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

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

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BY VIRTUE OF A WRIT OF EXECUTION NO. 12 OF 2010 ED AND CIVIL WRIT NO. 2310 OF 2009 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 lot, piece or parcel of land together with the two story, frame, single dwelling house thereon erected lying and being situate on the Northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Lot No. 1814, this being the East side of the second lot East of Arch Street on the North side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, and being a part of the Berwick Land and Improvement Company's Addition to the Township of Briar Creek. See plot or plan recorded in the Recorder's Office at Bloomsburg Miscellaneous Book No. 8, Page 366; THENCE IN A NORTHERLY DIRECTION ALONG Lot No. 1814, a distance of 160 feet to a 15 foot alley; THENCE in an Easterly direction along said alley a distance of 45 feet to the corner of Lot No. 1812; THENCE in a Southerly direction along Lot No. 1812, a distance of 160 feet to Sixth Avenue; THENCE in a Westerly direction along Sixth Avenue, a distance of 45 feet to the place of beginning. This description is intended to cover and this deed to convey house No. 1233 Sixth Avenue and Lot No. 1813.

BEING the same premises which Ruth M. Larcom and Richard Larcom, wife and husband, by Deed dated March 28, 2002 and recorded in Columbia County to Instrument No. 200203962, granted and conveyed unto Raymond c. Elder and Rosanne Rodgers, husband and wife, grantors herein.

TOGETHER with all and singular the buildings improvements, ways, street, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and reminders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 1233 6th Avenue Berwick (Township of Briar Creek), PA 18603
PROPERTY ID NO: 07-02A-030

TITLE TO SAID PREMISES IS VESTED IN JOHN WILLIAMS TALANCE AND AUTUMN TALANCE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM RAYMOND C. ELDER AND M. ROSEANNE RODGERS, HUSBAND AND WIFE DATED 6/1/04 RECORDED 6/1/04 INSTRUMENT NO. : 200405962

TERMS OF SALE

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

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

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

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

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

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

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

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

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A., as
Trustee for ABFC 2004-OPT 5
Trust, ABFC Asset-Backed
Certificates, Series 2004-OPT5
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

John William Talanca
Autumn Talanca
Defendant(s)

NO. 2009-cv-2310

2010-ED-12

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:

1233 6th Avenue
Berwick (Township of Briar Creek), PA 18603
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$65,543.76

Interest From 2/3/10

to Date of Sale _____

Ongoing Per Diem of \$10.70

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

(Costs to be added)

\$ _____

Prothonotary

By Tam B Kline / KPB

Clerk

Date 2-2-10

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

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
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Wells Fargo Bank, N.A., as
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Plaintiff

v.

John William Talanca
Autumn Talanca
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-cv-2310

TO: Autumn Talanca
104 Foundryville Road
Berwick, PA 18603

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Prothonotary

 X Judgment by Default
 Money Judgment
 Judgment in Replevin
 Judgment for Possession
 Judgment on Award of Arbitration
 Judgment on Verdict
 Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE PLEASE CALL:

ATTORNEY Mark J. Udren, Esquire

At this telephone number: 856-669-5400

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARI 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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856-669-5400
pleadings@udren.com

Wells Fargo Bank, N.A., as
Trustee for ABFC 2004-OPT 5
Trust, ABFC Asset-Backed
Certificates, Series 2004-OPT5
P.O. Box 961730
Irving, TX 75063
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

v.

John William Talanca
Autumn Talanca
104 Foundryville Road
Berwick, PA 18603
Defendant(s)

NO. 2009-cv-2310

**PRAECIPE FOR JUDGMENT FOR FAILURE TO
ANSWER AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against the Defendant(s) **John William Talanca and Autumn Talanca** for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for foreclosure and sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint	\$64,169.55
Interest Per Complaint	502.90
From 12/18/09 to 2/2/10	
Late charges per Complaint	23.39
From 12/18/09 to 2/2/10	
Escrow payment per Complaint	<u>847.92</u>
From 12/18/09 to 2/2/10	
TOTAL	<u>\$65,543.76</u>

I hereby certify that (1) the addresses of the Plaintiff and Defendant are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached hereto.

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

DAMAGES ARE HEREBY ASSESSED AS INDICATED

DATE: 2/2/2010

Janie B Kline/RA
PRO PROTHY

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
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Plaintiff

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CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

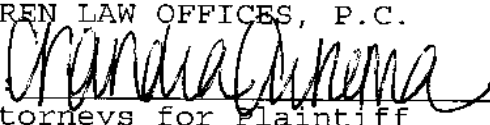
NO. 2009-cv-2310

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: 
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.

ATTOR. / 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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Plaintiff
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John William Talanca
Autumn Talanca

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-cv-2310

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: 
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.
MARK J. UDREN, ESQUIRE - ID #04302
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ATTORNEYS FOR PLAINTIFF

Wells Fargo Bank, N.A., as
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Plaintiff
v.

John William Talanca
Autumn Talanca
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2009-cv-2310


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: 
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. .

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
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Plaintiff
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

John William Talanca
Autumn Talanca
Defendant(s)

NO. 2009-cv-2310

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5, 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: 1233 6th Avenue, Berwick (Township of Briar Creek), PA 18603

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

Name Address

John William Talanca 104 Foundryville Road
Berwick, PA 18603

Autumn Talanca 104 Foundryville Road
Berwick, PA 18603

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

Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name

Address

Wells Fargo Bank, N.A., as P.O. Box 961730
Trustee for ABFC 2004-OPT Irving, TX 75063
5 Trust, ABFC Asset-Backed
Certificates, Series 2004-OPT5

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 P.O. Box 380
Bureau Bloomsburg, PA 17815

Domestic Relations Section P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230
Department of Revenue 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 1233 6th Avenue
Berwick, PA 18603

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

DATED: February 2, 2010

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

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
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Wells Fargo Bank, N.A., as
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Plaintiff
v.

John William Talanca
Autumn Talanca
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-cv-2310

AFFIDAVIT PURSUANT TO RULE 3129.1

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

Name	Address
John William Talanca	104 Foundryville Road Berwick, PA 18603
Autumn Talanca	104 Foundryville Road Berwick, PA 18603

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

Name	Address
------	---------

SAME AS #1 ABOVE

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

Name	Address
------	---------

None

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

Name	Address
Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5	P.O. Box 961730 Irving, TX 75063

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	1233 6th Avenue Berwick, PA 18603

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

DATED: February 2, 2010

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
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COURT OF COMMON PLEAS
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Columbia County
MORTGAGE FORECLOSURE

NO. 2009-cv-2310

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Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5, 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: 1233 6th Avenue, Berwick (Township of Briar Creek), PA 18603

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Name Address

John William Talanca 104 Foundryville Road
Berwick, PA 18603

Autumn Talanca 104 Foundryville Road
Berwick, PA 18603

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

Name Address

SAME AS #1 ABOVE

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

Name Address

None

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

Name

Address

Wells Fargo Bank, N.A., as P.O. Box 961730
Trustee for ABFC 2004-OPT Irving, TX 75063
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5. Name and address of every other person who has any record lien on the property:

Name

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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:

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Address

Columbia County Tax Claim P.O. Box 380
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Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230
Department of Revenue 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 1233 6th Avenue
Berwick, PA 18603

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

DATED: February 2, 2010

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

UDREN LAW OFFICES, P. .

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2009-cv-2310

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: John William Talanca
104 Foundryville Road
Berwick, PA 18603

Your house (real estate) at 1233 6th Avenue
Berwick (Township of Briar Creek), PA 18603 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 \$65,543.76, 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
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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

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BEING the same premises which Ruth M. Larcom and Richard Larcom, wife and husband, by Deed dated March 28, 2002 and recorded in Columbia County to Instrument No. 200203962, granted and conveyed unto Raymond C. Elder and M. Rosanne Rodgers, husband and wife, grantors herein.

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

BEING KNOWN AS: 1233 6th Avenue
Berwick (Township of Briar Creek), PA 18603

PROPERTY ID NO.: 07-02A-030

TITLE TO SAID PREMISES IS VESTED IN JOHN WILLIAMS TALANCA AND AUTUMN TALANCA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM RAYMOND C. ELDER AND M. ROSANNE RODGERS, HUSBAND AND WIFE DATED 6/1/04 RECORDED 6/1/04 INSTRUMENT NO.: 200405962.

ALL THAT CERTAIN lot, piece or parcel of land together with the two story, frame, single dwelling house thereon erected lying and being situate on the Northerly side of Sixth Avenue, in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

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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
215-568-9500

MARK J. UDREN*
STUART WINNEG**
CHANDRA M. ARKEMA***
LOUIS A. SIMONI***
ADAM L. KAYES***
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

February 2, 2010

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT 5 Trust,
ABFC Asset-Backed Certificates, Series 2004-OPT5
vs.
John William Talanca
Autumn Talanca
Columbia County C.C.P. No. 2009-cv-2310

Dear Sir:

Please serve the Defendant(s), John William Talanca and Autumn Talanca at 104 Foundryville Road, Berwick, PA 18603.

Please then, **POST** the property with the Handbill at 1233 6th Avenue Berwick (Township of Briar Creek), PA 18603.

UDREN LAW OFFICES, P.C.



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.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
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Autumn Talanca


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UDREN LAW OFFICES, P.C.


Attorneys for Plaintiff

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CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank

144661

NUMBER

144661

3-180/360

One Thousand Five Hundred and 00/100

DATE

January 29, 2010

AMOUNT

*****1,500.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff

VOID AFTER 90 DAYS

[Handwritten signature]

Alexandra Carr

⑈144661⑈ ⑆036001808⑆ 36 589745 3⑈