

SHERIFF'S SALE COST SHEET

NO. 23-10 ED NO. 23-10 VS. Banner JD DATE/TIME OF SALE Seyal

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>19.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>1.00</u>
TOTAL ***** \$ <u>345.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>799.22</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>879.22</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>0.00</u>
SCHOOL DIST. 20	\$ <u>0.00</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

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

SURCHARGE FEE (DSTE)	\$ <u>17.00</u>
MISC.	\$ <u>0.00</u>
TOTAL ***** \$ <u>17.00</u>	

TOTAL COSTS (OPENING BID) \$ 1342.72

to back \$ 679.22

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

June 3, 2010

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2
vs.
CHRIS C. BAUMER and MELISSA FAITH BAUMER
Term No. 2009-CV-0002308-MF

Property address:

*211 West Third Street
Mifflinville, PA 18631*

Sheriff's Sale Date: June 23, 2010

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 0.00 towards my client's debt.

Thank you for your cooperation.

Very truly yours,


MICHAEL T. MCKEEVER

MTM/jlb

cc: AMERICAN HOME MORTGAGE SERVICES, INC.

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

May 18, 2010

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2
vs.
CHRIS C. BAUMER and MELISSA FAITH BAUMER
Term No. 2009-CV-0002308-MF

Property address:

*211 West Third Street
Mifflinville, PA 18631*

Sheriff's Sale Date: May 26, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for May 26, 2010 to June 23, 2010.

This is a second postponement as allowed pursuant to Pa. R.C.P 3129.3(b) amended effective January 1,
2007.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/ld

cc: AMERICAN HOME MORTGAGE SERVICES, INC.

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

April 27, 2010

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2009-CV-0002308-MF
CHRIS C. BAUMER and MELISSA FAITH BAUMER

Real Estate Division:

The above case may be sold on May 26, 2010. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: Antoniette Black, Manager
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney LD.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

91628FC
CF: 12/29/2009
SD: 05/26/2010
\$60,568.66

Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-
2, ASSET-BACKED CERTIFICATES, SERIES
2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER

**Mortgagor(s) and
Record Owner(s)**

211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-0002308-MF

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

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

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

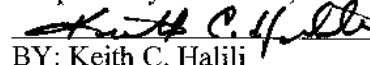
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,


BY: Keith C. Halili

Legal Secretary

TENANTS/OCCUPANTS
211 West Third Street
Mifflinville, PA 18631

RAE ANN ADAMS
211 WEST THIRD STREET
MIFFLINVILLE, PA 18631

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 386
BLOOMSBURG, PA 17815
FAX: (570) 369-5625

PHONE
(570) 369-5622

24 HOUR PHONE
(570) 784-6360

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2
VS

Docket # 23ED2010

MORTGAGE FORECLOSURE

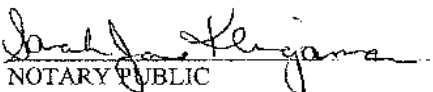
CHRIS C. BAUMER
MELISSA FAITH BAUMER

AFFIDAVIT OF SERVICE

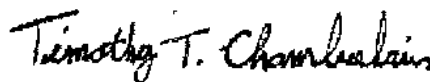
NOW, THIS MONDAY, MARCH 01, 2010, AT 2:55 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON MELISSA BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY
HANDING TO MELISSA BAUMER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 01, 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

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

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) 764-6300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

VS

Docket # 23ED2010

MORTGAGE FORECLOSURE

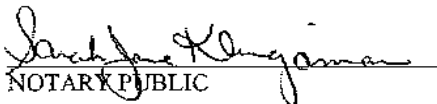
CHRIS C. BAUMER
MELISSA FAITH BAUMER

AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, MARCH 01, 2010, AT 2:55 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON CHRIS BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY
HANDING TO MELISSA BAUMER, WIFE, 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 MONDAY, MARCH 01, 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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK

VS.

CHRIS & MELISSA BAUMER

WRIT OF EXECUTION #23 OF 2010 ED

POSTING OF PROPERTY

March 24, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRIS & MELISSA BAUMER AT 211 WEST THIRD ST. MIFFLIVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2010

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2010 ED AND CIVIL WRIT NO. 2308 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 part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

Being the same premises by deed from Melissa F. Baumer f/k/a Melissa F. Fedder Dated: 1/31/03 and recorded: 2/13/03 granted and conveyed unto Melissa F. Baumer and Chris C. Baumer, husband and wife in Instrument Number: 200301725
Tax Parcel No: 23-05A-083

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-825-6320
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
Mortgagor(s) and Record Owner(s)

211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-CV-0002308-MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 West Third Street
Mifflinville, PA 18631

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

CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
211 West Third Street
Mifflinville, PA 18631

RAE ANN ADAMS
211 WEST THIRD STREET
MIFFLINVILLE , PA 18631

(attach separate sheet if more space is needed)

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

DATED: April 27, 2010

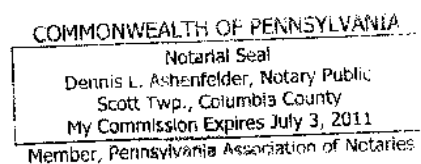

GOLDBECK McCAFFERTY & McKEEVER
BY: Keith C. Halili
Legal Secretary

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)



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.

.....

83

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

April 3, 2010

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2
vs.
CHRIS C. BAUMER and MELISSA FAITH BAUMER
Term No. 2009-CV-0002308-MF

Property address:

*211 West Third Street
Mifflinville, PA 18631*

Sheriff's Sale Date: April 28, 2010

Dear Sir/Madam:

Kindly postpone the above-captioned Sheriff's Sale scheduled for April 28, 2010 to May 26, 2010.

Thank you for your cooperation.

Very truly yours,


Michael T. McKeever

MTM/jlb

cc: AMERICAN HOME MORTGAGE SERVICES, INC.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
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IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
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WELLS FARGO BANK

VS.

CHRIS & MELISSA BAUMER

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COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH 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
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24 HOUR PHONE
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WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

Docket # 23ED2010

VS

MORTGAGE FORECLOSURE

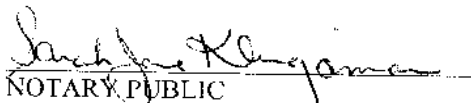
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MELISSA FAITH BAUMER

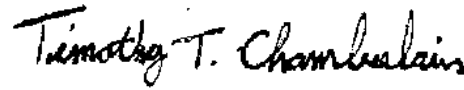
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MARCH 01, 2010, AT 2:55 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON CHRIS BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY
HANDING TO MELISSA BAUMER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

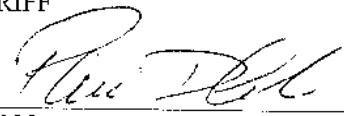
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 01, 2010


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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


X
P. D'ANGELO
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 389-5623

PHONE
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24 HOUR PHONE
(570) 700-6300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

Docket # 23ED2010

VS

MORTGAGE FORECLOSURE

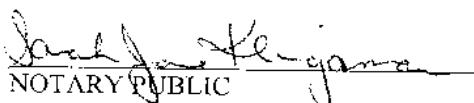
CHRIS C. BAUMER
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AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 01, 2010


NOTARY PUBLIC


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TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
P. D'ANGELO
DEPUTY SHERIFF

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



March 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 OPTION ONE
MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES,
SERIES 2003-2**

VS.

**CHRIS C. BAUMER
MELISSA FAITH BAUMER**

DOCKET # 23ED2010

JD # 2380JD2009

Dear Timothy:

The amount due on the sewer account #703590 for the property located at 205 W.
Third Street Mifflinville, Pa through June 30, 2010 is **\$470.56**.

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:
DATE RECEIVED 2/24/2010

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRIS BAUMER	MORTGAGE FORECLOSURE
6980 SCENIC DRIVE	
BLOOMSBURG	

SERVED UPON MELISSA BAUMER

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 03-01-10 TIME 1455 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

Fla D. H.

DATE 03-01-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
MELISSA BAUMER
6980 SCENIC DRIVE
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MELISSA BAUMER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/01/10 TIME 1455 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB ____ POE ____ CCSSO ____
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

Alan Delt

DATE 03-01-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT

CHRIS C. BAUMER
MELISSA FAITH BAUMER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

PAPERS TO SERVED

TENANT(S)

MORTGAGE FORECLOSURE

211 WEST THIRD STREET

MIFFLINVILLE

SERVED UPON DAVE BRATTEN

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 03-01-10 TIME 1245 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) 205 W 3RD

MIFFLINVILLE

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Mc

DATE 03-01-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
RAE ANN ADAMS
211 WEST THIRD STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Former Tenant

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul D. [Signature] DATE 03 01 10

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

Thursday, February 25, 2010

**RAE ANN ADAMS
211 WEST THIRD STREET
MIFFLINVILLE, PA 18631-**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2
VS
CHRIS C. BAUMER
MELISSA FAITH BAUMER**

DOCKET # 23ED2010

JD # 2308JD2009

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

GOLDBECK McCAFFERTY & McKEEVER

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063
Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
Mortgagor(s) and Record Owner(s)

211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-CV-0002308-MF

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BAUMER, CHRIS C.
CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

Your house at 211 West Third Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on **Apr. 28, 2010 10:00 am** ~~at 10:00 AM~~ in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,568.66 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 against you.

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

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

1. The sale will be cancelled if you pay to WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

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

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

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

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

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91628FC.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF
WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT
CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM
GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
MIFFLIN WATER C/O KURT	MORTGAGE FORECLOSURE
MOOREHEAD	
2ND STREET	
MIFFLINVILLE	

SERVED UPON CHRIS C. BAUMER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-26-10 TIME 1050 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 02-26-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/24/2010

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREENA

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 03 01 10 TIME 1415 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

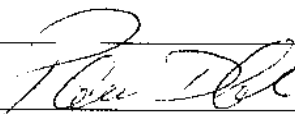
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 03 01 10

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-FEB-10

FEE: \$5.00

CERT. NO: 7131

BAUMER MELISSA F & CHRIS C
6980 SCENIC DRIVE
BLOOMSBURG PA 17815

DISTRICT: MIFFLIN TWP
DEED 20030-1725
LOCATION: 205 W THIRD ST MIFFLINVILLE
PARCEL: 23 -05A-083-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2009	PRIM	1,141.53	25.36		60.00	1,226.89
2008	PRIM	1,197.97	24.31		55.00	1,277.28
TOTAL DUE :						\$2,504.17

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.

Tax Bill Master Transaction Detail

BAUMER MELISSA F & CHRIS C --- 2010-23 RE -023254

tctax1s

Tax

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
BAUMER MELISSA F & CHRIS C	023254	01/15/2010	133.26	135.98	149.58	G	O	23 -05A-083-00,000
BAUMER MELISSA F & CHRIS C	023254	01/15/2010	101.91	103.99	109.19	R	O	23 -05A-083-00,000
BAUMER MELISSA F & CHRIS C	023254	01/15/2010	29.16	29.76	32.74	S	O	23 -05A-083-00,000
Sub-Total			264.33	269.73	291.51			

THIS IS ONLY
COUNTY & TWP. FOR 2010 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

DM

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF
WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT
CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM
GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DOG MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-25-10 TIME 1440 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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 2-25-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2010

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 23ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED
CERTIFICATES, SERIES 2003-2

DEFENDANT CHRIS C. BAUMER
MELISSA FAITH BAUMER
ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-25-10 TIME 1405 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) _____

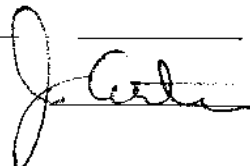
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-25-10

REAL ESTATE OUTLINE

ED # 23-11

DATE RECEIVED 2 24 70
DOCKET AND INDEX 2 2 70

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 1000.00

CK# 517176

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

SALE DATE

Apr 20 70 TIME 1:00

POSTING DATE

Apr 25

ADV. DATES FOR NEWSPAPER

1ST WEEK Apr 27

2ND WEEK May 4

3RD WEEK May 11

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2010 ED AND CIVIL WRIT NO. 2308 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 part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

Being the same premises by deed from Melissa F. Baumer f/k/a Melissa F. Fedder Dated: 1/31/03 and recorded: 2/13/03 granted and conveyed unto Melissa F. Baumer and Chris C. Baumer, husband and wife in Instrument Number: 200301725

Tax Parcel No: 23-05A-083

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2010 ED AND CIVIL WRIT NO. 2308 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 part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

Being the same premises by deed from Melissa F. Baumer f/k/a Melissa F. Fedder Dated: 1/31/03 and recorded: 2/13/03 granted and conveyed unto Melissa F. Baumer and Chris C. Baumer, husband and wife in Instrument Number: 200301725

Tax Parcel No: 23-05A-083

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2010 ED AND CIVIL WRIT NO. 2308 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 part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

Being the same premises by deed from Melissa F. Baumer f/k/a Melissa F. Fodder Dated: 1/31/03 and recorded: 2/13/03 granted and conveyed unto Melissa F. Baumer and Chris C. Baumer, husband and wife in Instrument Number: 200301725

Tax Parcel No: 23-05A-083

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.

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
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SHERIFF'S SALE

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

Plaintiff's Attorney
Michael T. McKeever
701 Market Street
Philadelphia, PA 19106

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

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

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
Mortgagor(s) and Record Owner(s)
211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

2010-ED-23

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

Amount Due


\$60,568.66

Interest from

02/09/2010 to Date of
Sale at 5.5000%

(Costs to be added)

By:


GOIDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fern Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

2-24-10

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-
2, ASSET-BACKED CERTIFICATES, SERIES
2003-2

4650 Regent Blvd
Irving, TX 75063

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
211 West Third Street
Mifflinville, PA 18631

In the Court of Common Pleas of
Columbia County

No. 2009-CV-0002308-MF

2010-ED 23

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 211 West Third Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE:

\$60,568.66

Interest From 02/09/2010
Through Date of Sale

(Costs to be added)

Dated:

Feb. 24, 2010

Jami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Proth & Clerk of Sev. Courts

Deputy **My Com. Ex. 1st Monday in 2012**

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

23 10

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
(Mortgagor(s) and Record Owner(s))
211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 West Third Street
Mifflinville, PA 18631

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

CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY

PO Box 380
Bloomsburg, PA 17815

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

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

TENANTS/OCCUPANTS
211 West Third Street
Mifflinville, PA 18631

RAE ANN ADAMS
211 WEST THIRD STREET
MIFFLINVILLE, PA 18631

(attach separate sheet if more space is needed)

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

DATED: February 8, 2010


GOLDBECK McCAFFERTY & McKEEVER
BY: **TINAMARIE BOSCHETTI**

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
(Mortgagor(s) and Record Owner(s))
211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, Plaintiff in the above action, by and through an authorized employee of its attorneys, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

211 West Third Street
Mifflinville, PA 18631

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

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6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

MELISSA FAITH BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY

PO Box 380
Bloomsburg, PA 17815

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

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

TENANTS/OCCUPANTS
211 West Third Street
Millinville, PA 18631

RAE ANN ADAMS
211 WEST THIRD STREET
MILLINVILLE, PA 18631

(attach separate sheet if more space is needed)

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

DATED: February 8, 2010


GOIDBECK McCAFFERTY & McKEEVER
BY: **TINAMARIE BOSCHETTI**

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever

Attorney I.D.#56129

Suite 5000 - Mellon Independence Center

701 Market Street

Philadelphia, PA 19106-1532

215-825-6318

Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-
2, ASSET-BACKED CERTIFICATES, SERIES
2003-2

4650 Regent Blvd

Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER

MELISSA FAITH BAUMER

Mortgagor(s) and Record Owner(s)

211 West Third Street

Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term

No. 2009-CV-0002308-MF

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BAUMER, CHRIS C.
CHRIS C. BAUMER
211 West Third Street
Mifflinville, PA 18631

Your house at 211 West Third Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,568.66 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 against you.

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

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

1. The sale will be cancelled if you pay to WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

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

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

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91628FC.

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

GOLDBECK McCAFFERTY & McKEEVER

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
 OPTION ONE MORTGAGE LOAN TRUST 2003-
 2, ASSET-BACKED CERTIFICATES, SERIES
 2003-2

4650 Regent Blvd
 Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
 MELISSA FAITH BAUMER
Mortgagor(s) and Record Owner(s)

211 West Third Street
 Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term

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MELISSA FAITH BAUMER
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- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91628FC.

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

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2003-2,
ASSET-BACKED CERTIFICATES, SERIES 2003-2
4650 Regent Blvd
Irving, TX 75063

Plaintiff

vs.

CHRIS C. BAUMER
MELISSA FAITH BAUMER
Mortgagor(s) and Record Owner(s)
211 West Third Street
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2009-CV-0002308-MF

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

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

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CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

WAIVER OF WATCHMAN

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

By: 

GOLDBECK McCAFFERTY & MCKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386
Lisa Lee Pa. ID 78020
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Thomas Puleo Pa. ID 27615
Attorneys for Plaintiff

All THAT part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

Being the same premises by deed from MELISSA F. BAUMER F/K/A MELISSA F. FEDDER Dated: 1/31/03 and recorded: 2/13/03 granted and conveyed unto MELISSA F. BAUMER AND CHRIS C. BAUMER, HUSBAND AND WIFE IN Instrument Number: 200301725

TAX PARCEL NO: 23-05A-083

All THAT part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running from Third to Fourth Streets the same width, it being the east side of in-lot No. 242, BOUNDED on the south by Fourth Street; on the East by Lot No. 243; on the North by Third Street; and on the West by that part of Lot No. 242 from which this is taken.

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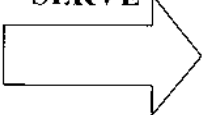
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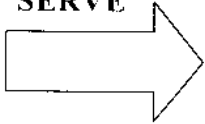
SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS			
PLAINTIFF/S/ WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2 ASSET-BACKED CERTIFICATES		COURT NUMBER 2009-CV-0002308-MF	
DEFENDANT/S/ CHRIS C. BAUMER and MELISSA FAITH BAUMER		TYPE OF WRIT OR COMPLAINT EXECUTION	
SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CHRIS C. BAUMER & MELISSA FAITH BAUMER		
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 211 West Third Street, Mifflinville, PA 18631		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL			
SIGNATURE OF ATTORNEY Michael T. McKeever		TELEPHONE NUMBER (215) 627-1322	DATE February 8, 2010
ADDRESS OF ATTORNEY GOLDBECK McCafferty & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106			

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
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SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
CHRIS C. BAUMER

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
6980 Scenic Drive, Bloomsburg, PA 17815

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PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
February 8, 2010

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

GOLDBECK McCAFFERTY & McKEEVER

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR
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4650 Regent Blvd
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Plaintiff

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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-CV-0002308-MF

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BAUMER, CHRIS C.
CHRIS C. BAUMER
6980 Scenic Drive
Bloomsburg, PA 17815

Your house at 211 West Third Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,568.66 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 against you.

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

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

1. The sale will be cancelled if you pay to WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
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6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
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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.

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

Resources available for Homeowners in Foreclosure

ACT NOW!

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

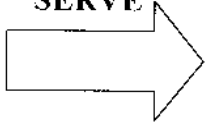
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AT

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

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Chris C Baumer
6980 Scenic Drive
Bloomsburg, PA 17815

Chapter 7
Case No. 5:09-bk-07407-RNO

Melissa F Baumer
aka Melissa Faith Baumer
6980 Scenic Drive
Bloomsburg, PA 17815

Last four digits of Social Security, Individual
Taxpayer Identification, Employer Tax Identification No(s)(if
any):
xxx-xx-1891
xxx-xx-1557

DISCHARGE OF DEBTOR(S)

It appearing that the debtor(s) is entitled to a discharge.

IT IS ORDERED:

The debtor(s) is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: January 25, 2010



Honorable Robert N. Opel
United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

This document is electronically signed and filed on the same date

517176

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

FIRSTTRUST
800.220.BANK / firsttrust.com
3-7380-2360

02/09/2010

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

6. MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Baumer 91628

AUTHORIZED SIGNATURE

⑈ 517176 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈