

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY **
MARGARET GAIRO **
LISA L. WALLACE**
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
GAYL C. SPIVAK* =
FRANK DUBIN **
ANDREW L. MARKOWITZ **
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS †
STEPHANIE H. HURLEY**
DIANN GREEN <
MATTHEW CONNOR*
FAITH MIROS <†
ERIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL **
RUHH MIRZA >

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

* Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
^ Licensed in NY
^^ Licensed in NJ
> Licensed in PA & WA
*** Licensed in PA, NJ & NY
* Licensed in NY & CT
+ Licensed in MD & DC
** Licensed in MD
- Managing Attorney for NY
+ Managing Attorney for MD
- Managing Attorney for NJ
< Licensed in VA
<† Licensed in CT & NJ
>† Licensed in MD & VA

June 25, 2010

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates,
Series 2007-2 vs. Ricky Harner and Roseshell Harner
Columbia County, No. 2010-CV-169
Premises: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service regarding the above matter. The Sheriff Sale is scheduled for **August 4, 2010 at 9:30 a.m.** Please return the copies to me in the stamped self-addressed envelope provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

Megan Paolucci, Legal Assistant
McCabe, Weisberg and Conway, P.C.

TJM/mcp
cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIR, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-169

AMENDED AFFIDAVIT OF SERVICE

I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 24th day of June, 2010, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN AND SUBSCRIBED
BEFORE ME THIS 24th DAY
OF June, 2010

Megan C. Paolucci
NOTARY PUBLIC

M. J. McCabe
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIR, ESQUIRE
Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Megan C. Paolucci - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 06, 2014

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

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Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2010-CV-169

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name

Address

Ricky Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Ricky Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

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

Plaintiff herein

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 which may be affected by the sale:

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

South Centre Township	16260 4th Street Bloomsburg, Pennsylvania 17815
-----------------------	--

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	4209 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

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

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

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
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United States of America

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

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

United States Attorney for the
Middle District of PA
William J. Nealon Federal Building
235 North Washington Street, Suite 311
Scranton, PA 18503
and
Federal Building
228 Walnut Street, Suite 220
Harrisburg, PA 17108

ATTY GENERAL OF THE UNITED STATES
U.S. DEPT. OF JUSTICE, RM. 5111
MAIN JUSTICE BLDG., 10TH & CONSTITUTION
AVE. N.W.
WASHINGTON, DC 20530

ATTY GENERAL OF THE UNITED STATES
U.S. DEPT. OF JUSTICE
10TH & CONSTITUTION AVE. N.W., RM. 4400
WASHINGTON, DC 20530

8. Name and address of Attorney of record:


Name

Address

None

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.

June 24, 2010
DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-169

DATE: June 24, 2010

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Ricky Harner and Roseshell Harner

PROPERTY: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Sheriff's Sale on **August 4, 2010 at 9:30 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

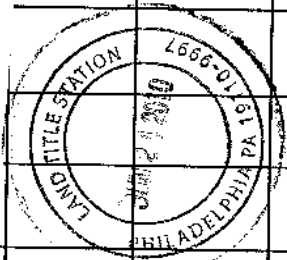
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

Name and Address of Sender
 McCase, Weldberg and Conway, P.C.
 123 S. Broad St., Suite 2080
 Philadelphia, PA 19109
 ATTN: M. Paolucci-47083

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Recorded Delivery (International)

Postage Stamp Here



Line	Article Number	Postage
1	Wells Fargo Bank, et al v. Harner - 47083	South Centre Township 16260 4th Street Bloomsburg, Pennsylvania 17815
2		Tenants/Occupants 4209 Old Berwick Road Bloomsburg, Pennsylvania 17815
3		Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107
5		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
8		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

[illegible]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT

RICKY HARNER
ROSEHELL HARNER
McCabe, Weisberg and Conway, PC

ATTORNEY FIRM

PERSON/CORP TO SERVED
RICKY HARNER
4209 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Roseshell Harner

RELATIONSHIP wife IDENTIFICATION _____

DATE 5-4-10 TIME 10:20 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

5-4-10

14:00

4

LC

DEPUTY

garrison

DATE

5-4-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 2 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSEHELL HARNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROSEHELL HARNER	MORTGAGE FORECLOSURE
4209 OLD BERWICK ROAD	
BLOOMSBURG	

SERVED UPON Roseshell Harner

RELATIONSHIP defendant IDENTIFICATION _____

DATE 5-4-10 TIME 1030 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

5-4-10 1410 4 LC

DEPUTY

[Signature] DATE 5-4-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 3 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSEHELL HARNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<i>Officer Young</i>	PERSON/CORP TO SERVED	PAPERS TO SERVED
	SOUTH CENTRE TWP	MORTGAGE FORECLOSURE
	6260 FOURTH STREET	
	BLOOMSBURG	

SERVED UPON Pt/m. ~~R~~ Young

RELATIONSHIP South Centre PD *officer* IDENTIFICATION _____

DATE 4-30-10 TIME 1420 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. Gibson DATE 4-30-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSESHELL HARNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
LINDA FEDDER-TAX COLLECTOR
6390 THIRD STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-30-10 TIME 1625 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) posted

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

J. Allison

4-30-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT

RICKY HARNER
ROSEHELL HARNER

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-4-10 TIME 0959 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

Allison

DATE 5-4-10

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 05/03/2010

Fee: \$5.00

Cert. NO: 7847

HARNER RICKY & ROSESHELL,
4209 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 20061 -1579
Location: 4209 OLD BERWICK RD
Parcel Id: 12 -01B-003-01,000

Assessment: 24,021
Balances as of 05/03/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/29/2010

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 66ED2010

PLAINTIFF WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

DEFENDANT RICKY HARNER
ROSEHELL HARNER
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP office manager ~~customer~~ ~~service~~ IDENTIFICATION _____

DATE 4-30-10 TIME 1515 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

Milliseno

DATE 4-30-10

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 2010 ED AND CIVIL WRIT NO. 169 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North Side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX ID # 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING the same premises which Wayne L. Mensinger, Sr., Executor or the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roscshell Harner, husband and wife, as tenants by the entireties, in fee.

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

REAL ESTATE OUTLINE

ED # 66-10

DATE RECEIVED 4-2-10
DOCKET AND INDEX 1-1-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WAIVER OF WATCHMAN	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR <u>200.00</u>	CK# <u>46026</u>

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

SALE DATE	<u>Aug 2, 10</u>	TIME <u>8:00</u>
POSTING DATE	<u>June 28, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>3-5-10</u>	
	2 ND WEEK <u>6-8-10</u>	
	3 RD WEEK <u>13-15-10</u>	

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 606 Term 2010 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-169 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 4209 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$109,153.15

Interest from 03/10/10 to \$ _____

DATE OF SALE _____

plus \$17.94 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 04-30-2010
(SEAL)

Tamara B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Barbara N. Silvestri Deputy

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Wayne L. Mensinger, Sr., Executor of the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roseshell Harner, husband and wife, as tenants by the entireties, in fee.

REAL DEBT: \$109,153.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICKY HARNER AND ROSEHELL HARNER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 66 Term 2010 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-169 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 4209 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due	\$109,153.15
Interest from 03/10/10 to	\$ _____
DATE OF SALE _____	
plus \$17.94 per diem thereafter	
(Costs to be added)	
Total	\$ _____

Dated: 04-30-2010
(SEAL)

Tamara B. Kline
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Barbara N. Silvestri Deputy

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Wayne L. Mensinger, Sr., Executor of the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roseshell Harner, husband and wife, as tenants by the entireties, in fee.

REAL DEBT: \$109,153.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICKY HARNER AND ROSEHELL HARNER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 TO 3183 and Rule 3257

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

No. 666 Term 2010 E.D.

No. _____ Term _____ A.D.

No. 2010-CV-169 Term _____ J.D.

**WRIT OF EXECUTION
MORTGAGE FORECLOSURE**

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 4209 Old Berwick Road, Bloomsburg, Pennsylvania
17815

Amount Due \$109,153.15

Interest from 03/10/10 to
DATE OF SALE _____ \$ _____
plus \$17.94 per diem thereafter

(Costs to be added)

Total \$ _____

Dated: 04-30-2010
(SEAL)

Tamara B. Klune
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Barbara R. Schutte Deputy

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

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REAL DEBT: \$109,153.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICKY HARNER AND ROSEHELL HARNER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Ricky & Roseshell Harner

NO. 66-10 ED NO. 169-10 JD

DATE/TIME OF SALE: Oct. 27 0900

BID PRICE (INCLUDES COST) \$ 1906.90

POUNDAGE - 2% OF BID \$ 38.14

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1945.04

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Slack

TOTAL DUE: \$ 1945.04

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 54.96

SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Dicky & Roseshell Turner
 NO. 66-10 ED NO. 169-10 JD DATE/TIME OF SALE Oct. 27 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>62.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>8.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>508.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>935.90</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1158.90</u>	

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

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-- 0 --</u>	

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-- 0 --</u>	

TOTAL COSTS (OPENING BID) \$ 1906.90



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Terrence J. McCabe Telephone Number: (215) 790-1010
Mailing Address: 123 South Broad Street, Suite 2080 City: Philadelphia State: PA ZIP Code: 19109

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Sheriff of Columbia County
Mailing Address
35 West Main Street
City
Bloomsburg State: PA ZIP Code: 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) Wells Fargo Bank, N.A As Trustee For Option One Mortgage
Loan and Trust 2007-2 Asset Backed Certificates Series
Mailing Address: 2007-2
3 ADA
City: Irvine State: CA ZIP Code: 92618

D. REAL ESTATE LOCATION

Street Address: 4209 Old Berwick Road City, Township, Borough: South Center
County: Columbia School District: South Center Tax Parcel Number: 12-01B-003-01

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 1,945.04	2. Other Consideration + 0.00	3. Total Consideration = 1,945.04
4. County Assessed Value 24,021.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = 88,637.49

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. 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.) This property was sold at Sheriff's sale on October 27, 2010 to

Wells Fargo Bank, N.A As Trustee For Option One Mortgage Loan and Trust 2007-2 Asset Backed Certificates Series 2007-2, A Mortgage Provider in Default and is therefore Tax Exempt.

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: _____

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

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
GENERAL FAX (914) 636-8901
MEDIATION ONLY FAX (914) 819-5505
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia

SUITE 201
4021 UNIVERSITY DRIVE
FAIRFAX, VA 22030
(866) 656-0379

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY ~
MARGARET GAIRO ~
LISA L. WALLACE+†
DEBORAH K. CURRAN†▲
LAURA H.G. O'SULLIVAN†▲
GAYL C. SPIVAK*-
FRANK DUBIN ~
ANDREW L. MARKOWITZ ~
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI^^
JASON BROOKS†
FAITH MIROS ~
ERIN BRADY ~
KEVIN T. MCQUAIL ~
RABIHAH SCOTT ~
ALEXANDRA T. GARCIA*
CORRIN DEMENT*
ABBY K. MOYNIHAN ~
CATHLEEN WELKER ~
ANTOINETTE N. MOORE ~
See www.mwc-law.com for licensing key.

October 28, 2010

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.a. As Trustee For Option One Mortgage Loan Trust 2007-2 Asset-backed Certificate
vs.
Ricky Harner and Roseshell Harner
Columbia County, Court of Common Pleas, No. 2010-CV-169
Action in Mortgage Foreclosure
Premises: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815
Date of Sheriff's Sale: October 27, 2010

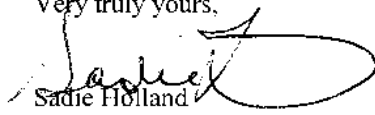
Dear Sheriff:

Enclosed please find check in the amount of \$54.96 which represents the amount necessary to complete settlement, an Assignment of Bid, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to **Wells Fargo Bank, N.a. As Trustee For Option One Mortgage Loan Trust 2007-2 Asset-backed Certificate, 3 ADA, Irvine, California 92618** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,


Sadie Holland
Legal Assistant

/sh
Enclosures

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	66ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Trac
21568	21568	COMMONWEALTH OF PA	Sheriff	66ED2010	4/30/2010	POST	91719
21569	21569	COMMONWEALTH OF PA	Sheriff	66ED2010	4/30/2010	POST	91719
21570	21570	COMMONWEALTH OF PA	Sheriff	66ED2010	4/30/2010	POST	91719
21571	21571	DEPT OF PUBLIC WELFARE	Sheriff	66ED2010	4/30/2010	POST	91719
21572	21572	USA C/O ATTY FOR MIDDLE DISTRICT	Sheriff	66ED2010	4/30/2010	POST	91719
21573	21573	UNITED STATES OF AMERICA	Sheriff	66ED2010	4/30/2010	POST	91719
21574	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	66ED2010	4/30/2010	POST	91719
21575	FAIR	OFFICE OF F.A.I.R.	Sheriff	66ED2010	4/30/2010	POST	91719
21576	SBA	U.S. Small Business Administration	Sheriff	66ED2010	4/30/2010	POST	91719
21577	IRS	INTERNAL REVENUE SERVICE	Sheriff	66ED2010	4/30/2010	POST	91719

Records: 1 - 10 of 10



Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 1713. Our records indicate that this item was delivered on 05/05/2010 at 11:53 a.m. in PHILADELPHIA, PA, 19107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "K. J. McPherson". The signature is written over a grid of small squares, which is a common feature for mail delivery verification.

Address of Recipient:

A handwritten address in black ink, appearing to read "718 N. 8th St.". The address is written over a grid of small squares, which is a common feature for mail delivery verification.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1720. Our records indicate that this item was delivered on 05/05/2010 at 09:55 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Elmer E. Sholly, III

Elmer E. Sholly, III

Address of Recipient:

Atty Gen's Office

1000 Race

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

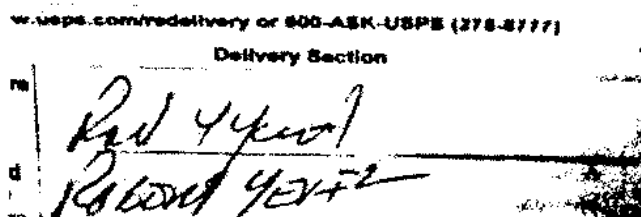


Date Produced: 05/10/2010

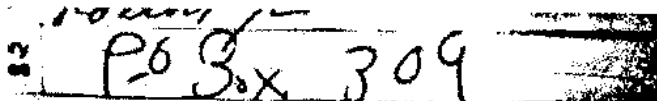
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1744. Our records indicate that this item was delivered on 05/06/2010 at 07:33 a.m. in SCRANTON, PA, 18501. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1751. Our records indicate that this item was delivered on 05/04/2010 at 08:38 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Amarda L. Lan
Amarda L. Lan

Address of Recipient:

P.O. Box 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1768. Our records indicate that this item was delivered on 05/05/2010 at 09:55 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

Elmer E Sholly III

Elmer E Sholly III

Address of Recipient:

1000 1768

1000 1768

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1775. Our records indicate that this item was delivered on 05/04/2010 at 09:10 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

W A D Sayer

Address of Recipient:

PO Box 8016

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

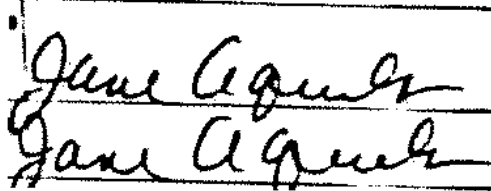


Date Produced: 05/10/2010

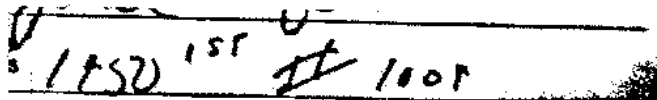
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1782. Our records indicate that this item was delivered on 05/05/2010 at 11:05 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
The image shows a rectangular box labeled "Delivery Section" at the top. Inside the box, the name "Jane Agnew" is handwritten twice in cursive script, one above the other.

Address of Recipient:

The image shows a rectangular box containing the handwritten address "1750 1st St 1001" in cursive script.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

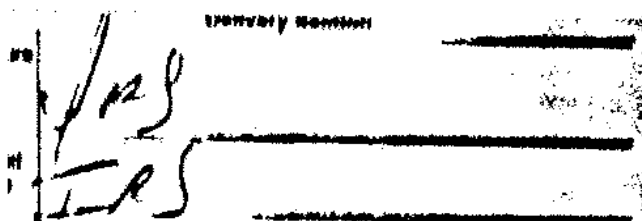


Date Produced: 05/10/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1799. Our records indicate that this item was delivered on 05/05/2010 at 08:51 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

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 July 14, 21, 28, 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.

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 2010 ED AND CIVIL WRIT NO. 169 OF 2010 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 COURT-ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North Side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northernly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX ID # 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING the same premises which Wayne L. Mensinger, Sr., Executor or the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Hamer and Roseshell Hamer, husband and wife, as tenants by the entireties, in fee.

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
Terrence McCabe
123 South Broad Street
Philadelphia, PA 19109

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

[Signature]
28th day of July 2010
[Signature]

(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

....., I hereby certify that the advertising and
.....for publishing the foregoing notice, and the

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

SUITE 303
216 MADISON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

July 19, 2010

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY +
MARGARET GAIRO -
LISA L. WALLACE++
DEBORAH K. CURRAN++
LAURA H.G. O'SULLIVAN++
GAYL C. SPIVAK*-
FRANK DUBIN -
ANDREW L. MARKOWITZ -
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI-
JASON BROOKS+
FAITH MIROS -
ERIN BRADY++
KEVIN T. MCQUAIL -
RUHI MIRZA -
ALEXANDRA T. GARCIA*
CORRIN DEMENT*
RABIHAH SCOTT -

*- Licensed in PA
- Licensed in PA & NJ
** Licensed in PA & NY
+ Licensed in NY
- Licensed in NJ
++ Licensed in PA & WA
- Licensed in PA, NJ & NY
+ Licensed in NY & CT
- Licensed in MD & DC
- Licensed in MD
- Managing Attorney for NY
- Managing Attorney for MD
- Managing Attorney for NJ
- Licensed in VA
- Licensed in CT & NJ
- Licensed in MD & VA

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

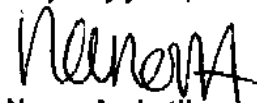
Re: Wells Fargo Bank, N.a. As Trustee For Option One Mortgage Loan Trust 2007-2 Asset-backed Certificate
vs.
Ricky Harner and Roseshell Harner
Columbia County, Court of Common Pleas, No. 2010-CV-169
Premises: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **August 4, 2010 Sheriff's Sale**. I am requesting at this time that you postpone this matter to the **October 27, 2010 Sheriff's Sale**.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,



Nanor Arabatlian
Legal Assistant

/nan

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625
SHERIFF'S OFFICE-RECEIVED BY:

SIGNATURE

DATE



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.

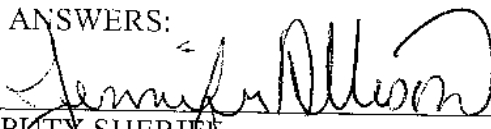
RICKY & ROSEHELL HARNER

WRIT OF EXECUTION #66 OF 2010 ED

POSTING OF PROPERTY

JULY 1, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICKY & ROSEHELL HARNER AT 4209 OLD BERWICK ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

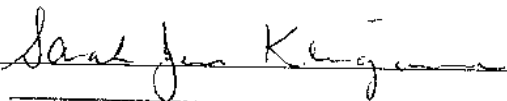
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 2010



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

Docket # 66ED2010

VS

MORTGAGE FORECLOSURE

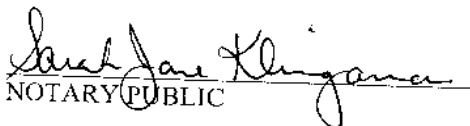
RICKY HARNER
ROSEHELL HARNER

AFFIDAVIT OF SERVICE

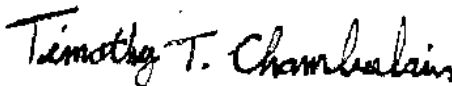
NOW, THIS TUESDAY, MAY 04, 2010, AT 10:20 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON RICKY HARNER AT 4209 OLD BERWICK ROAD, BLOOMSBURG
BY HANDING TO ROSEHELL HARNER, WIFE, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

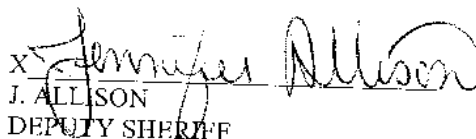
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 10, 2010


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 
J. ALLISON
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

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) 784-4300

WELLS FARGO BANK, N.A., AS TRUSTEE
FOR OPTION ONE MORTGAGE LOAN
TRUST 2007-2 ASSET-BACKED
CERTIFICATES, SERIES 2007-2

Docket # 66ED2010

VS

MORTGAGE FORECLOSURE

RICKY HARNER
ROSEHELL HARNER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, MAY 04, 2010, AT 10:20 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON ROSEHELL HARNER AT 4209 OLD BERWICK ROAD, BLOOMSBURG
BY HANDING TO ROSEHELL HARNER, , 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, MAY 10, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain

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 Jennifer Allison
J. ALLISON
DEPUTY SHERIFF

McCabe, Weisberg and Conway, PC
123 South Broad Street
Suite 2080
Philadelphia, PA 19109

Document Receipt

Trans # 21575 Carrier / service: POST 2PM 4/30/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000001775

Doc Ref #: 66ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 21576 Carrier / service: POST 2PM 4/30/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000001782

Doc Ref #: 66ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 21577 Carrier / service: POST 2PM 4/30/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000001799

Doc Ref #: 66ED2010

Document Receipt

Trans # 21568 Carrier / service: POST 2PM 4/30/2010

Ship to: 21568

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000001706

Doc Ref #: 66ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 21569 Carrier / service: POST 2PM 4/30/2010

Ship to: 21569

COMMONWEALTH OF PA

INHERITANCE TAX OFFICE
110 NORTH 8TH STREET

Tracking #: 9171924291001000001713

Doc Ref #: 66ED2010

PHILADELPHIA PA 19107

Document Receipt

Trans # 21570 Carrier / service: POST 2PM 4/30/2010

Ship to: 21570

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000001720

Doc Ref #: 66ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 21571 Carrier / service: POST 2PM 4/30/2010

Ship to: 21571

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000001737

Doc Ref #: 66ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 21572 Carrier / service: POST 2PM 4/30/2010

Ship to: 21572

USA C/O ATTY FOR MIDDLE DISTRICT

235 NORTH WASHINGTON STREET

Tracking #: 9171924291001000001744

Doc Ref #: 66ED2010

SCRANTON PA 18503

Document Receipt

Trans # 21573 Carrier / service: POST 2PM 4/30/2010

Ship to: 21573

UNITED STATES OF AMERICA

PO BOX 11754

Tracking #: 9171924291001000001751

Doc Ref #: 66ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 21574 Carrier / service: POST 2PM 4/30/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000001768

Doc Ref #: 66ED2010

HARRISBURG PA 17128

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COLUMBIA COUNTY COURT OF COMMON
PLEAS

NO: 2010-CV-169

2010-ED-666

AFFIDAVIT PURSUANT TO RULE 3129

The undersigned, attorney for Plaintiff in the above action, sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815, a copy of the description of said property being attached hereto and marked Exhibit "A."

1. Name and address of Owners or Reputed Owners:

Name

Address

Ricky Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

2. Name and address of Defendants in the judgment:

Name

Address

Ricky Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner

4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

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

Name

Address

Plaintiff herein

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

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

Plaintiff herein

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 which may be affected by the sale:

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

South Centre Township	16260 4th Street Bloomsburg, Pennsylvania 17815
-----------------------	--

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	4209 Old Berwick Road Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

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

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

Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
---	---

United States of America

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

Domestic Relations of Columbia
County

700 Sawmill Road
Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the
Middle District of PA
235 North Washington Street
Scranton, PA 18503
and
Federal Building
228 Walnut Street
P.O. Box 11754
Harrisburg, PA 17108

8. Name and address of Attorney of record:

Name

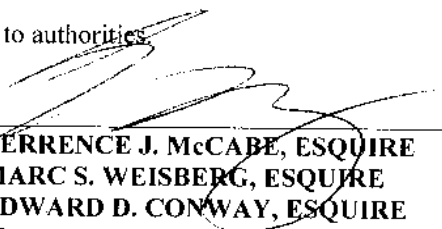
Address

None

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.

April 23, 2010

DATE



TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Wayne L. Mensinger, Sr., Executor of the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roseshell Harner, husband and wife, as tenants by the entireties, in fee.

REAL DEBT: \$109,153.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICKY HARNER AND ROSEHELL HARNER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

RECORDED
INDEXED
SERIALIZED
FILED
OCT 10 2006
CLERK OF COMMONWEALTH
PHILADELPHIA

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

CIVIL ACTION LAW

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

v.

Ricky Harner and Roseshell Harner

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-169

2010-ED-126

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Ricky Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Your house (real estate) at **4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815** is scheduled to be sold at Sheriff's Sale on _____ at _____ a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$109,153.15 obtained by Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates, Series 2007-2 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 canceled if you pay to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates, Series 2007-2 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
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 the following notice 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of 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 schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

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

ASSOCIATION DE LICENCIADOS

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-01B-003-01

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH Wayne L. Mensinger, Sr., Executor of the Estate of Clifford E. Mensinger, deceased, by deed dated August 25, 2006 and recorded November 2, 2006 in the office of the Recorder in and for Columbia County in Deed Instrument #200611579, granted and conveyed to Ricky Harner and Roseshell Harner, husband and wife, as tenants by the entireties, in fee.

REAL DEBT: \$109,153.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
RICKY HARNER AND ROSEHELL HARNER

McCabe, Wesiberg and Conway, P.C.
123 South Broad Street, Suite 2080
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner on the North side of Old State Highway Route 11 leading from Bloomsburg to Berwick and at the Southwest corner of land now or late of Stella S. Quick, running thence along the line of land of the said Quick, North 20 degrees West, a distance of 296 feet to a stone corner in line of lands formerly of Victor Ohl, late of Ebner; Thence along the line of lands now or late of Ebner, South 72 degrees 30 minutes West, a distance of 75 feet to a stone corner in line of lands now or late of Ruth Hough; Thence along the line of lands of the said Hough, South 20 degrees East, a distance of 296 feet, more or less, to a corner on the North side of the State Highway aforesaid; Thence by the Northerly line of said State Highway, North 70 degrees East, a distance of 75 feet to a stone corner in line of land now or late of Stella S. Quick, the place of beginning.

BEING KNOWN AS: 4209 OLD BERWICK ROAD, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 12-01B-003-01

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123 South Broad Street, Suite 2080
Philadelphia, PA 19109

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-169

2010-ED-166

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:
4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815
(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Ricky Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

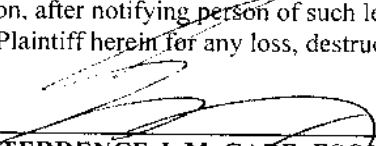
Roseshell Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying 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.

April 23, 2010

DATE


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
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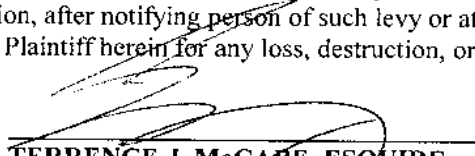
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MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff

LAW OFFICES
McCABE, WEISBERG & CONWAY, P.C.
SUITE 2080
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

TERRENCE J. McCABE***
MARC S. WEISBERG**
EDWARD D. CONWAY**
MARGARET GAIRO**
LISA L. WALLACE**
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
GAYL C. SPIVAK* =
FRANK DUBIN**
ANDREW L. MARKOWITZ**
HEIDI R. SPIVAK*
SCOTT TAGGART*
MARISA COHEN*
KATHERINE SANTANGINI**
JASON BROOKS†
STEPHANIE H. HURLEY**
DIANN GREEN<
MATTHEW CONNOR*
FAITH MIROS**
ERIN BRADY**
AARON D. NEAL**
KEVIN T. MCQUAIL**
RUHI MIRZA**

SUITE 303
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-7080
FAX (856) 858-7020

SUITE 499
145 HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-636-8900
FAX (914)-636-8901
Also servicing Connecticut

SUITE 100
8101 SANDY SPRING ROAD
LAUREL, MD 20707
(301) 490-3361
FAX (301) 490-1568
Also servicing the District of Columbia
and Virginia

* Licensed in PA
* Licensed in PA & NJ
** Licensed in PA & NY
* Licensed in NY
** Licensed in NJ
* Licensed in PA & WA
*** Licensed in PA, NJ & NY
† Licensed in NY & CT
* Licensed in MD & DC
** Licensed in MD
- Managing Attorney for NY
† Managing Attorney for MD
- Managing Attorney for NJ
< Licensed in VA
** Licensed in CT & NJ
** Licensed in MD & VA

April 23, 2010

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates, Series 2007-2
vs.
Ricky Harner and Roseshell Harner
Columbia County, Number 2010-CV-169
Premises: 4209 Old Berwick Road, Bloomsburg, Pennsylvania 17815

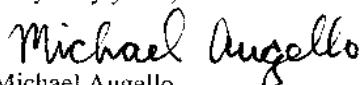
Dear Sir or Madam:

Enclosed please find three copies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. I would appreciate your serving the Notice upon the Defendants as follows:

Ricky Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Very truly yours,


Michael Augello
McCabe, Weisberg and Conway, P.C.

Enclosures

*This is a communication from a debt collector.
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.*

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-169

2010-ED-66

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

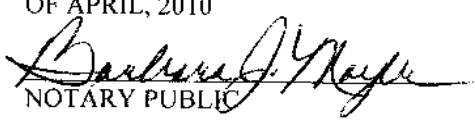
COUNTY OF COLUMBIA

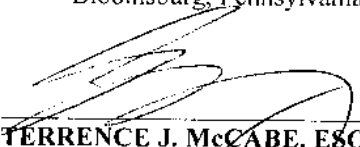
The undersigned, being duly sworn according to law, deposes and says that the Defendants, Ricky Harner and Roseshell Harner, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Ricky Harner and Roseshell Harner, are over eighteen (18) years of age, and reside as follows:

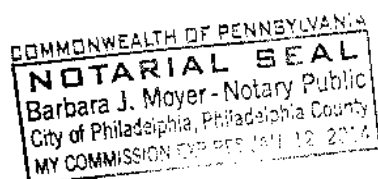
Ricky Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 27th DAY
OF APRIL, 2010


NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



McCABE, WEISBERG AND CONWAY, P.C.

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Wells Fargo Bank, N.A. as Trustee for Option One
Mortgage Loan Trust 2007-2 Asset-Backed
Certificates, Series 2007-2

Plaintiff

v.

Ricky Harner and Roseshell Harner

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-169

2010-ED-66

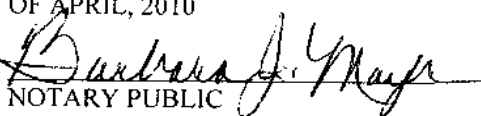
AFFIDAVIT OF LAST-KNOWN MAILING ADDRESS OF DEFENDANTS

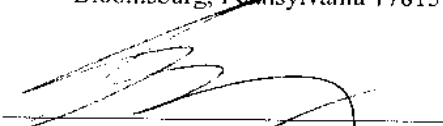
The undersigned, attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby
depose and say that the last-known mailing addresses of the Defendants are:

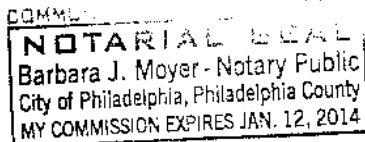
Ricky Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

Roseshell Harner
4209 Old Berwick Road
Bloomsburg, Pennsylvania 17815

SWORN AND SUBSCRIBED
BEFORE ME THIS 27th DAY
OF APRIL, 2010


NOTARY PUBLIC


TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
Attorneys for Plaintiff



MCCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW
123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

NUMBER

46026

PAY: Two Thousand

DATE

APR 23/2010 \$2,000.00

AMOUNT

00/100

TO THE Sheriff of Columbia County

ORDER

OF

ESCROW TRUST
VOID AFTER 90 DAYS

Listing Property for Sheriff Sale - 228-1212 Harner

Margaret Harner

⑈046026⑈ ⑆031000503⑆ 200001243002⑈