

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Christopher + Heidi Idine

NO. 172-11 ED NO. 494-11 JD

DATE/TIME OF SALE: Mar 7 2020

BID PRICE (INCLUDES COST) \$ 2164.64

POUNDAGE - 2% OF BID \$ 43.28

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2207.32

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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

TOTAL DUE: \$ 2207.32

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 707.32

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK N.A.

vs.

**Defendant**  
CHRISTOPHER B JOLINE  
HEIDI J JOLINE

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, March 7, 2012

**Writ of Execution No. :** 2011CV494

**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 1313 PINE STREET, BERWICK, PA 18603

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	150.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	110.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,293.54
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	5.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Other	75.00

DEPUTIZE LUZERNE CO

**Total Sheriff Costs** 2,109.04

## Distribution Costs

Recording Fees 55.00

**Total Distribution Costs** 55.00

**Grand Total:** 2,164.04

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(In Columbia County Sheriff's Office, Inc.)

**UDREN LAW OFFICES, P.C.**  
**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**  
**FAX: 856. 669. 5399**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

March 8, 2012

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

RE: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan Asset-Backed Certificates, Series  
2004-OPT1

vs.

Christopher B. Joline  
Heidi J. Joline  
Property: 1313 Pine Street  
Berwick, PA 18603  
Columbia County C.C.P. No.: 2011-CV-494  
Sheriff's Sale Date: 03/07/2012

Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting  
the **DEED** be recorded in the name of **Wells Fargo Bank, N.A., as**  
**Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan**  
**Asset-Backed Certificates, Series 2004-OPT1, 4600 Regent Blvd.**  
**Suite 200 Irving, TX 75063.**

Enclosed please find our check in the amount of \$707.32. Also  
enclosed please find two original Realty Transfer Tax Statement of  
Value forms.

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

Sincerely,



Helyn White  
Legal Assistant

Enclosure

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
— LEVY (PER PARCEL	\$15.00
— MAILING COSTS	\$ <u>74.00</u>
— ADVERTISING SALE BILLS & COPIES	\$17.50
— ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</u>
— POSTING HANDBILL	\$15.00
— CRYING/ADJOURN SALE	\$10.00
— SHERIFF'S DEED	\$35.00
— TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>390.50</u>	

— WEB POSTING	\$150.00
— PRESS ENTERPRISE INC.	\$ <u>1293.54</u>
— SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1518.54</u>	

— PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>58.00</u>
TOTAL ***** \$ <u>68.00</u>	

## REAL ESTATE TAXES:

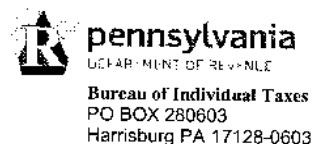
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

## MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Liuz, Co.</u>	\$ <u>75.00</u>
TOTAL ***** \$ <u>75.00</u>	

TOTAL COSTS (OPENING BID) \$ 2661.04



# 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: UDREN LAW OFFICES, PC Telephone Number: 856-669-5700

Street Address: 111 WOODCREST RD., STE 200 City: CHERRY HILL State: NJ ZIP Code: 08003

## B. TRANSFER DATA

### Date of Acceptance of Document

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

Grantee(s)/Lessee(s): Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1  
Street Address: 4600 Regent Blvd. Suite 200  
City: Irving State: TX ZIP Code: 75063

## C. REAL ESTATE LOCATION

Street Address: 1313 Pine Street City, Township, Borough: Borough of Berwick  
County: Columbia School District: Berwick Area Tax Parcel Number: 04A-03-132

## D. VALUATION DATA

1. Actual Cash Consideration \$2164.04	2. Other Consideration +0	3. Total Consideration =\$2164.04
4. County Assessed Value \$88,415.00	5. Common Level Ratio Factor X 3.79	6. Fair Market Value \$335,092.85

## E. EXEMPTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☒ Y ☐ N

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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## 2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

- ☐ Transfer to Industrial Development Agency. (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 United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)  
Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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

Signature of Correspondent or Responsible Party: William White Date: 3/8/12

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY**

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

25361

**UDREN LAW OFFICES, PC**

**PA OPERATING ACCOUNT**  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

**NUMBER**

Seven Hundred Seven and 32/100\*\*\*\*\*

**DATE**

March 08, 2012

**AMOUNT**

\*\*\*\*\*707.32

**PAY  
TO THE  
ORDER  
OF**

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

VOID AFTER 90 DAYS

*Signature*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO RED INK & DISAPPEARS WITH HEAT.

025361 236075689

9500077185



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as Trustee for Merrill  
Lynch Mortgage Investors Trust, Mortgage Loan  
Asset-Backed Certificates, Series 2004-OPT1  
P.O. Box 961730  
Irving, TX 75063

Plaintiff

v.

Christopher B. Joline  
Heidi J. Joline  
1313 Pine Street  
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2011-CV-494

**AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1**

Plaintiff, by its/his/her Attorney hereby verifies that:


1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: *March 2nd*, 2012

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff  
Harry B. Reese, Esquire  
PA ID 316501

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as Trustee for  
Merrill Lynch Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2011-CV-494

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

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

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

**PROPERTY: 1313 Pine Street, Berwick, PA 18603**

**Improvements: RESIDENTIAL DWELLING**

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **March 7, 2012**, at 9:00 am, at the Columbia County Courthouse, Bloomsburg, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

13  
A  
17



Name and  
Address  
Of Sender

UDREN LAW OFFICES, P.C.  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003

ATTN: Audra Gragilla

Line	Article Number	Name of Addressee, Street, and Post Office Address	Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.							
Postmark and Date of Receipt													
			Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		COMMONWEALTH OF PA, DEPT. OF REVENUE, BUREAU OF COMPLIANCE PO Box 281230, Department of Revenue Harrisburg, PA 17128-1230											
2		TENANTS/OCCUPANTS 1313 Pine Street Berwick, PA 18603											
3		Wells Fargo Bank, N.A. P.O. Box 961730 Irving, TX 75063											
4		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
5		Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815											
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
Total number of Pieces listed by Sender	5	Total Number of Pieces Received at Post Office	5	Postmaster, Per (Name of Receiving Employee)	VR	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and forth class parcels.							

PS Form 3877, February 1994

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

Christoph B. Joline and Heidi J. Joline; #05090445-2 (Columbia) 3/7/12

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856 . 669 . 5400  
FAX: 856 . 669 . 5399

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

March 2 , 2012

Prothonotary of Columbia County  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan Asset-Backed Certificates,  
Series 2004-OPT1  
vs.  
Christopher B. Joline  
Heidi J. Joline  
Columbia County C.C.P. No. 2011-CV-494


Dear Prothonotary:

In connection with the above file, enclosed please find Praeipce  
to File Proof of Service for filing.

Also enclosed is an extra copy of the Praeipce to be time stamped  
and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,

  
Audra Gragilla  
Foreclosure Specialist

/adg

Enclosure

cc: Sheriff of Columbia County

17B

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
P.O. Box 961730  
Irving, TX 75063  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

NO. 2011-CV-494

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

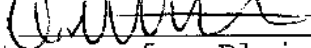
PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

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

Date: *March 2nd*, 2012

UDREN LAW OFFICES, P.C.

BY   
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE  
PA ID 310501

Wells Fargo Bank, N.A., et. al., Plaintiff(s),  
vs.  
Christopher B. Joline and Heidi J. Joline, et. al., Defendant(s)



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

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

APS File #: 114255-0001

## AFFIDAVIT OF SERVICE -- Individual

Service of Process on:

UDREN LAW OFFICES

Ms Audra Gragilla

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003-3620

—Christopher B. Joline  
Court Case No. 2011-CV-494

State of: PENNA. ss.

County of: LUZERNE

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

Date/Time of Service: that on the 30<sup>TH</sup> day of DEC., 20 11, at 3:25 o'clock P.M.

Place of Service: at 50 E. Hollow Road, in Nescopeck, PA 18635

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

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

Person Served, and  
Method of Service: ☒ By personally delivering them into the hands of the person to be served.

☐ By delivering them into the hands of \_\_\_\_\_, a person  
of suitable age, who verified, or who upon questioning stated, that he/she resides with  
Christopher B. Joline  
at the place of service, and whose relationship to the person is: \_\_\_\_\_

Description of Person  
Receiving Documents: The person receiving documents is described as follows:

Sex M; Skin Color WHITE; Hair Color BROWN; Facial Hair No  
Approx. Age 36; Approx. Height 5'-9"; Approx. Weight 160

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

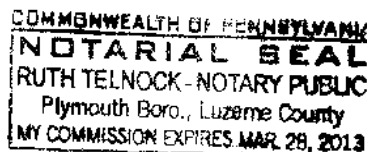
Signature of Server: Undersigned declares under penalty of perjury  
that the foregoing is true and correct.

George Telnock  
Signature of Server

APS International, Ltd.

Subscribed and sworn to before me this

30 day of Dec., 20 11  
Ruth Telnock 328-2013  
Notary Public (Commission Expires)



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.

vs.

CHRISTOPHER B JOLINE (et al.)

Case Number

2011CV494

## SHERIFF'S RETURN OF SERVICE

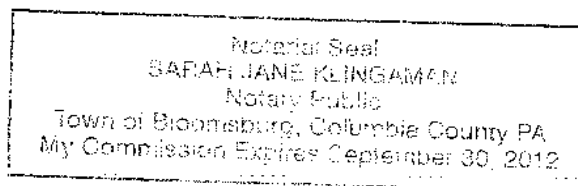
12/13/2011 09:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI J JOLINE AT 1313 PINE STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2011



NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2011

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

(C) Copyright Sheriff's Television, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/06/2012
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	1313 PINE STREET BERWICK, PA 18603
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	01/31/2012
<b>Time:</b>	1145
<b>Deputy:</b>	6
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2011CV494

1313 PINE STREET, BERWICK, PA 18603

EXP: 01/06/2012

Luzerne County Sheriff's Department  
Luzerne County Courthouse  
Sheriff John F. Gilligan



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

11-CV-494

WELLS FARGO BANK, N.A.,

**VS**

CHRISTIPHER B. JOLINE

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 3RD day of JANUARY 20 12 at 2:52 P. M., prevailing time, he served the within NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & WRIT OF EXECUTION

upon CHRISTIPHER B. JOLINE

the within named, by handing to PAUL HULSE  
the person for the time being in charge at HIS PLACE OF RESIDENCE, 50 EAST HOLLOW ROAD, NESCOPECK

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 3rd day of JAN 20 12

Gary J. Loughney  
Notary

John F. Gilligan

Sheriff of Luzerne County

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Gary J. Loughney, Notary Public  
Jenkins Twp., Luzerne County  
My Commission Expires Oct. 21, 2014  
Member, Pennsylvania Association of Notaries

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SHERIFF'S RETURN OF SERVICE

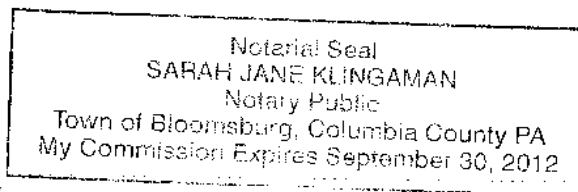
12/13/2011 09:30 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: HEIDI J JOLINE AT 1313 PINE STREET, BERWICK, PA 18603.

  
PAUL D'ANGELO, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 14, 2011



NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2011



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

By Court Order Signed: 1/10/2012

\*\*\*\*\*

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

TR# 10 REG# 45 OP# 45 01/04/2012  
01/04/2012 13:34:00

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 320779

TR LINE#: 1

11-CV-494

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 320779

TR LINE#: 2

11-CV-494

AMT: 1.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138

FINANCE Receipt#: 320779

TR LINE#: 3

11-CV-494

AMT: 30.00

Tendered

CHECK: 5532 50.00

CHECK: 5537 20.00

CHANGE: .00

PAYOR: COLUMBIA COUNTY

TOTAL: 70.00

-- THANK YOU --

\*\*\*\*\*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	Deputize	Expires:	01/06/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	CHRISTOPHER B JOLINE
Primary Address:	50 EAST HOLLOW ROAD NESCOPECK, PA 18635
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Notes / Special Instructions:

Now, December 12, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

JOLINE, CHRISTOPHER B

2011CV494

50 EAST HOLLOW ROAD, NESCOPECK, PA 18635

EXP: 01/06/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2011

Fee: \$5.00

Cert. NO: 11188

JOLINE CHRISTOPHER B & HEIDI J  
16 S CHURCH ST  
MOUNTAIN TOP PA 18707

District: BERWICK BORO  
Deed: 2004C -3338  
Location: 1313 PINE ST  
Parcel Id:04A-93 -132-00,000

Assessment: 29,472  
Balances as of 12/19/2011

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Columbia County Sheriff

Per: Tim Chamberlain

(108)

BERWICK BORO

FOR: COLUMBIA County

DATE  
03/01/2011

BILL NO.  
4289

**MAKE CHECKS PAYABLE TO:**

Connie C Ginger  
1615 Lincoln Avenue  
Berwick PA 18603

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

PHONE:570-752-7442

DESCRIPTION	ASSESSMENT	MILLS	DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	29,472	6.146	177.51	181.13	199.24
SINKING		1.345	38.85	39.64	43.60
FIRE		1.25	36.10	36.84	38.68
LIGHT		1.75	50.55	51.58	54.16
BORO RE		11.1	320.60	327.14	343.50
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		623.61 April 30 If paid on or before	636.33 June 30 If paid on or before	679.18 June 30 If paid after

## TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

JOLINE CHRISTOPHER B & HEIDI J  
PO BOX 21 165 Church Rd  
BERWICK PA 18803  
MOUNTAIN TOP, PA. 18707

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04A-03 -132-00,000		
1313 PINE ST		
.094 Acres		Land
		Buildings
	Total Assessment	

This tax returned to  
courthouse on:  
January 1, 2012

FILE COPY

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

**NAME: G. G. G. G.**

4/30/118

BERWICK AREA SCHOOL DISTRICT		2011 SCHOOL REAL ESTATE DATE 07/01/2011		BILL# 001990		
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
	REAL ESTATE	29472	45.0000	1299.72	1326.24	1458.86
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442			PAY THIS AMOUNT	1299.72 IF PAID ON OR BEFORE Aug. 31	1326.24 IF PAID ON OR BEFORE Oct. 31	1458.86 IF PAID AFTER Nov. 1

NO REFUNDS UNDER \$5.00

M  
A JOLINE CHRISTOPHER B & HEIDI J  
I 16 S CHURCH ST  
L MOUNTAIN TOP PA 18707

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A03 13200000		8041
1313 PINE ST	2500.00	SCHOOL PENALTY 10%
20040-3338	26972.00	ADD INSURANCE TO
0.09 ACRES		COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tim, the taxes are all paid for 2000

Conner

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	HEIDI J JOLINE
<b>Primary Address:</b>	1313 PINE STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	HEIDI JOLINE		
<b>Relation:</b>			
<b>Date:</b>	12-13-11	<b>Time:</b>	0930
<b>Deputy:</b>	DANIELLO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
------------------------------------	---------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

JOLINE, HEIDI J

2011CV494

1313 PINE STREET, BERWICK, PA 18603

EXP: 01/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	01/06/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

### Serve To:

Name:	BERWICK SEWER AUTHORITY	
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

### Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Kelli Green		
Relation:	Owner		
Date:	12-13-11	Time:	0905
Deputy:	DANIELO	Mileage:	

### Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:	
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### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

BERWICK SEWER

2011CV494

1108 FREAS AVE, BERWICK, PA 18603

EXP: 01/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Connie C. Gingher		
<b>Primary Address:</b>	1615 Lincoln Avenue Berwick, PA 18603		
<b>Phone:</b>	570-752-7442	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	POSTED		
<b>Relation:</b>			
<b>Date:</b>	12-13-11	<b>Time:</b>	0900
<b>Deputy:</b>	BRANLERO	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GINGHER, CONNIE C.

2011CV494

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 01/06/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office		
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815		
<b>Phone:</b>	570-389-5649	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Sherry Evans		
<b>Relation:</b>	Clerk		
<b>Date:</b>	12/13/11	<b>Time:</b>	1545
<b>Deputy:</b>	60	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV494

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/06/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
CHRISTOPHER B JOLINE (et al.)

Case Number  
2011CV494

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	01/06/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia
<b>Primary Address:</b>	15 Perry Avenue Bloomsburg, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Chris Neadi		
<b>Relation:</b>	Enforcement Officer		
<b>Date:</b>	12/13	<b>Time:</b>	0915
<b>Deputy:</b>	CP	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> UDREN LAW OFFICES, PC	<b>Phone:</b>
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### Service Attempts:

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV494

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 01/06/2012

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

v.

NO. 2011-CV-494

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

**AFFIDAVIT OF NON-MILITARY SERVICE  
UNDER Pa.R.C.P 76**

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), Christopher B. Joline, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as Exhibit "A".

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

  
Attorney for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

Request for Military Status

Page 1 of 2

EXHIBIT

A

Nov-29-2011 12:45:46

Department of Defense Manpower Data Center



Military Status Report  
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
JOLINE	CHRISTOPHER B	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

*Mary M. Snavely-Dixon*

Mary M. Snavely-Dixon, Director  
Department of Defense - Manpower Data Center  
1600 Wilson Blvd., Suite 400  
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

**EXHIBIT****A*****More information on "Active Duty Status"***

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

***Coverage Under the SCRA is Broader in Some Cases***

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.  
Report ID:P4D4ITH6UH

**EXHIBIT  
A****DMDC**

Privacy Notice

Help

The only Official Department of Defense  
Service Members Civil Relief Act (SCRA) website.

Information provided FREE of charge.  
[50 USC Appx. §§ 501 et seq. as amended]

**(SCRA) Service Members Civil Relief Act**

If you have  
questions  
about the  
website's  
digital certificate,  
please contact the  
DMDC Support  
Center  
at (800) 477-8227



Enter all available information to improve the quality of the match.					
SSN	173-64-6507		Repeat SSN	173-64-6507	
Last	JOLINE		Last	JOLINE	
First	CHRISTOPHER		First	CHRISTOPHER	
Middle	B		Middle	B	
Birth Yr	Month	Day	Birth Yr	Month	Day
<p>Upon clicking the "LookUp" button, based on the SSN and other personal information furnished, the Department will advise you that it does</p> <ol style="list-style-type: none"> <li>1. <b>Not</b> possess information regarding whether the individual is on active duty, or</li> <li>2. Possess information indicating that the individual is or was on active duty.</li> </ol>					
LookUp			Erase		

Digital Certificate Help

Document Receipt

---

Trans # 46166 Carrier / service: POST 2PM 12/12/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011927

Doc Ref #: 172ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 46165 Carrier / service: POST 2PM 12/12/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000011910

Doc Ref #: 172ED2011

HARRISBURG PA 17128



Document Receipt

---

Trans # 46164 Carrier / service: POST 2PM 12/12/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000011903

Doc Ref #: 172ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 46163 Carrier / service: POST 2PM 12/12/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000011897

Doc Ref #: 172ED2011

KING OR PA 19406  
PRUSSIA

# REAL ESTATE OUTLINE

ED #                     

DATE RECEIVED                       
DOCKET AND INDEX                     

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                      CK#                     

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

SALE DATE                      TIME                       
POSTING DATE                       
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK                       
2<sup>ND</sup> WEEK                       
3<sup>RD</sup> WEEK

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV494

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, MARCH 07, 2012**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

Beginning at a steel pin at the corner of Lot #19 on the westerly side of Pine Street; thence along Pine Street south 26 degrees 38 minutes east, a distance of 45.00 feet to a steel pin on line of Lot #17; thence along line of Lot #17 (now or formerly of Richard Whitmire) south 63 degrees 22 minutes west, a distance of 90.50 feet to a steel pin on line of other land of Grantors; thence along line of Grantors North 26 degrees 38 minutes west a distance of 45.00 feet to a fence post on line of Lot #19 (now or formerly of Helen Belles); thence along line of Lot #19 north 63 degrees 22 minutes east, a distance of 90.50 feet to the place of beginning. Being identified as parcel #2 containing 360 square feet and parcel #3 containing 3,712.50 square feet in accordance to a survey prepared by Charle B. Webb, dated May 18, 1981 and February 15, 1985.

The Grantees herein accept this deed under and subject to the right-of-way and easement of sewer and utility service which crosses the above described parcel of land for servicing of the adjoining parcel to the west identified as Parcel #1 on the survey. It being understood that the owner of the rear property known as Parcel #1 on the survey (#1315 Rear Pine Street, Berwick, PA) shall be responsible for the maintenance of all utilities crossing the parcel herein conveyed.

Being the same premises which William E. Price and Janet G. Price, husband and wife, by deed dated March 24, 2004 and about to be recorded simultaneously herewith, granted and conveyed unto Christopher B. Joline and Heidi J. Joline, husband and wife.

Tax ID No: 04A-03-132

For information purpose only property is also known as:

1313 Pine St

Berwick, PA 18603-2126

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

PROPERTY ID NO.: 04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE BY DEED FROM WILLIAM E. PRICE AND JANET G. PRICE, HUSBAND AND WIFE DATED 03/24/2004 RECORDED 03/31/2004 INSTRUMENT NO.: 2004-03338.

PROPERTY ADDRESS: 1313 PINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-03-132

Seized and taken into execution to be sold as the property of CHRISTOPHER B JOLINE in suit of WELLS FARGO BANK N.A..

**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 eight (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 to either 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 default all sums paid by the 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.

**Attorney for the Plaintiff:**  
UDREN LAW OFFICES, PC  
CHERRY HILL, NJ

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

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

Re: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan Asset-Backed Certificates,  
Series 2004-OPT1  
vs.  
Christopher B. Joline  
Heidi J. Joline  
Columbia County C.C.P. No. 2011-CV-494

Dear Sir:

Kindly enter Judgment, issue a Writ of Execution, and transmit the  
appropriate documents to the Sheriff, together with the deposit  
check in the sum of \$1,500.00, to be listed for Sheriff's Sale on


All necessary documents to establish the above are enclosed,  
together with a check to your order in the sum of \$ 40.00 to  
cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the  
Praecipe for Judgment in the enclosed stamped self addressed  
envelope.

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

Thank you for your assistance with this matter.

Sincerely yours,

  
Christina Jans  
Foreclosure Specialist

/

enclosures

RECEIVED  
JAN 13 2011  
CLERK OF COURT  
COLUMBIA COUNTY  
PA

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

2011-ED-172

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

NO. 2011-CV-494

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

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

Amount due \$115,108.49

Interest From 11/30/2011

to Date of Sale                      \$                     

Ongoing Per Diem of \$12.81

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

(Costs to be added) \$                     

By Lami B. Kline Prothonotary

Date December 6, 2011 Clerk

## Exhibit A

### Legal Description

All that certain piece or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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

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

The Grantees herein accept this deed under and subject to the right-of-way and easement of sewer and utility service which crosses the above described parcel of land for servicing of the adjoining parcel to the west identified as Parcel #1 on the survey. It being understood that the owner of the rear property known as Parcel #1 on the survey (#1315 Rear Pine Street, Berwick, Pa) shall be responsible for the maintenance of all utilities crossing the parcel herein conveyed.

Being the same premises which William E. Price and Janet G. Price, husband and wife, by deed dated March 24, 2004 and about to be recorded simultaneously herewith, granted and conveyed unto Christopher B. Joline and Heidi J. Joline, husband and wife.

Tax ID No: 04A-03-132

For information purpose only property is also known as:  
1313 Pine ST  
Berwick, PA 18603-2126

BEING KNOWN AS:        1313 Pine Street  
                             Berwick, PA 18603

PROPERTY ID NO.:        04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE BY DEED FROM WILLIAM E. PRICE AND JANET G. PRICE, HUSBAND AND WIFE DATED 03/24/2004 RECORDED 03/31/2004 IN INSTRUMENT NO.: 2004-03338.



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

2011-ED-172

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan-Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

NO. 2011-CV-494

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

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

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

Amount due \$115,108.49

Interest From 11/30/2011

to Date of Sale \_\_\_\_\_ \$ \_\_\_\_\_  
Ongoing Per Diem of \$12.81  
to actual date of sale including if sale is  
held at a later date

(Costs to be added) \$ \_\_\_\_\_

By Lami B. Kline Prothonotary

Date December 6, 2011 Clerk

## Exhibit A

### Legal Description

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Tax ID No: 04A-03-132

For information purpose only property is also known as:  
1313 Pine ST  
Berwick, PA 18603-2126

BEING KNOWN AS:        1313 Pine Street  
                             Berwick, PA 18603

PROPERTY ID NO.:       04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE BY DEED FROM WILLIAM E. PRICE AND JANET G. PRICE, HUSBAND AND WIFE DATED 03/24/2004 RECORDED 03/31/2004 IN INSTRUMENT NO.: 2004-03338.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

v.

Christopher B. Joline  
Heidi J. Joline

Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

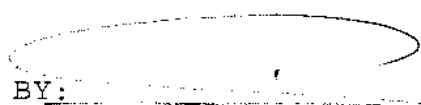
NO. 2011-CV-494

**CERTIFICATE TO THE SHERIFF**

I HEREBY CERTIFY THAT:

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
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ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
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Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

C E R T I F I C A T E

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

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
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ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
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Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

C E R T I F I C A T E

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

- ( ) An FHA insured mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- ( X ) Act 91 procedures have been fulfilled.
- ( ) Over 36 months delinquent.

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

UDREN LAW OFFICES, P.C.

BY: 

Attorneys for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
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Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan Asset-Backed Certificates, Series  
2004-OPT1, Plaintiff in the above action, by its attorney, Udren  
Law Offices, P.C., sets forth as of the date the Praecipe for the  
Writ of Execution was filed the following information concerning  
the real property located at: 1313 Pine Street, Berwick, PA  
18603

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

Name Address

Christopher B. Joline 50 East Hollow Road  
Nescopeck, PA 18635

Heidi J. Joline 1313 Pine Street  
Berwick, PA 18603

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

Name Address

SAME AS #1 ABOVE

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

Name Address

NONE

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

Name	Address
Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset- Backed Certificates, Series 2004-OPT1	P.O. Box 961730 Irving, TX 75063

5. Name and address of every other person who has any record lien on the property:

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

NONE

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

Name	Address
Columbia County Tax Claim Bureau	PO Box 380 Bloomsburg, PA 17815
Domestic Relations Section	PO Box 380 Bloomsburg, PA 17815
Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230


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

Name	Address
Tenants/Occupants	1313 Pine Street Berwick, PA 18603

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

DATED: 11-1-11

UDREN LAW OFFICES, P.C.

BY:   
Attorneys for Plaintiff

Alan M. Minato, Esq.  
PA ID 75867



UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
Trustee for Merrill Lynch  
Mortgage Investors Trust,  
Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
Plaintiff

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1, Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 1313 Pine Street, Berwick, PA 18603

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

Christopher B. Joline 50 East Hollow Road  
Nescopeck, PA 18635

Heidi J. Joline 1313 Pine Street  
Berwick, PA 18603

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

SAME AS #1 ABOVE

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

Name Address

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Name

Address

Wells Fargo Bank, N.A.  
as Trustee for Merrill  
Lynch Mortgage Investors  
Trust, Mortgage Loan Asset-  
Backed Certificates,  
Series 2004-OPT1

P.O. Box 961730  
Irving, TX 75063

5. Name and address of every other person who has any record lien on the property:

Name

Address

NONE

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

Name

Address

Columbia County Tax  
Claim Bureau

PO Box 380  
Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

Tenants/Occupants

1313 Pine Street  
Berwick, PA 18603

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

DATED: 10.1.11

UDREN LAW OFFICES, P.C.

  
BY: \_\_\_\_\_

Attorneys for Plaintiff

Alan M. Minato, Esq.  
PA ID 75861

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
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ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as  
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v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1, Plaintiff in the above action, by its attorney, Udren Law Offices, P.C., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 1313 Pine Street, Berwick, PA 18603

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Address

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Heidi J. Joline

1313 Pine Street  
Berwick, PA 18603

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Name

Address

SAME AS #1 ABOVE

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Name

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NONE

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Lynch Mortgage Investors  
Trust, Mortgage Loan Asset-  
Backed Certificates,  
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P.O. Box 961730  
Irving, TX 75063

5. Name and address of every other person who has any record lien on the property:

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PO Box 380  
Bloomsburg, PA 17815

Domestic Relations Section

PO Box 380  
Bloomsburg, PA 17815

Commonwealth of PA,  
Department of Revenue

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

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

Name

Address

Tenants/Occupants

1313 Pine Street  
Berwick, PA 18603

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

DATED: 11.1.11

UDREN LAW OFFICES, P.C.

BY:  \_\_\_\_\_

Attorneys for Plaintiff

Alan M. Minato, Esq.  
PA ID 75866

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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ATTORNEY FOR PLAINTIFF

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Mortgage Loan Asset-Backed  
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Plaintiff

v.

Christopher B. Joline  
Heidi J. Joline  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-494

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Christopher B. Joline  
50 East Hollow Road  
Nescopeck, PA 18635

Your house (real estate) at 1313 Pine Street, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$115,108.49, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**LAWYER REFERRAL SERVICE**  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760

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



## **Exhibit A**

### **Legal Description**

All that certain piece or piece of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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

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

The Grantees herein accept this deed under and subject to the right-of-way and easement of sewer and utility service which crosses the above described parcel of land for servicing of the adjoining parcel to the west identified as Parcel #1 on the survey. It being understood that the owner of the rear property known as Parcel #1 on the survey (#1315 Rear Pine Street, Berwick, Pa) shall be responsible for the maintenance of all utilities crossing the parcel herein conveyed.

Being the same premises which William E. Price and Janet G. Price, husband and wife, by deed dated March 24, 2004 and about to be recorded simultaneously herewith, granted and conveyed unto Christopher B. Joline and Heidi J. Joline, husband and wife.

Tax ID No: 04A-03-132

For information purpose only property is also known as:  
1313 Pine ST  
Berwick, PA 18603-2126

BEING KNOWN AS:        1313 Pine Street  
                             Berwick, PA 18603

PROPERTY ID NO.:       04A-03-132

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER B. JOLINE AND HEIDI J. JOLINE, HUSBAND AND WIFE BY DEED FROM WILLIAM E. PRICE AND JANET G. PRICE, HUSBAND AND WIFE DATED 03/24/2004 RECORDED 03/31/2004 IN STRUMENT NO.: 2004-03338.

UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400  
pleadings@udren.com

ATTORNEY FOR PLAINTIFF

Wells Fargo Bank, N.A. as Trustee for  
Merrill Lynch Mortgage Investors  
Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2004-OPT1  
P.O. Box 961730  
Irving, TX 75063  
Plaintiff

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Columbia County  
MORTGAGE FORECLOSURE

v.

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

NO. 2011-CV-494

Waiver of Watchman

Alan M. Minato, Esquire  
PA ID 75860

I, Attorney

, do hereby state that any Deputy Sheriff or Sheriff levying upon

or attaching any property under the writ issued in the above-captioned matter may leave  
same without a watchman, in custody of whomever is found in possession, after notifying  
such person of such levy or attachment, without liability of the part of such Deputy  
Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such  
property before the Sheriff's sale thereof.

Attorney for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

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WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
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Attorney for Plaintiff

Alan M. Minato, Esquire  
PA ID 75860

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**WOODCREST CORPORATE CENTER**  
**111 WOODCREST ROAD**  
**SUITE 200**  
**CHERRY HILL, NEW JERSEY 08003-3620**  
**856. 669. 5400**  
**FAX: 856. 669. 5399**

**MARK J. UDREN, ESQUIRE**  
**NJ MANAGING ATTORNEY**

**TINA MARIE RICH**  
**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

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

Re: Wells Fargo Bank, N.A. as Trustee for Merrill Lynch Mortgage  
Investors Trust, Mortgage Loan Asset-Backed Certificates,  
Series 2004-OPT1  
vs.  
Christopher B. Joline  
Heidi J. Joline  
Columbia County C.C.P. No. 2011-CV-494

Dear Sir:

Please serve the Defendant(s), Heidi J. Joline at 1313 Pine Street,  
Berwick, PA 18603.

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

UDREN LAW OFFICES, P.C.

  
**Attorneys for Plaintiff**

Alan M. Minato, Esquire  
PA ID 75860

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

TINA MARIE RICH  
OFFICE ADMINISTRATOR

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
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**FREDDIE MAC**  
**PENNSYLVANIA**  
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UDREN LAW OFFICES, P.C.

  
~~Attorneys for Plaintiff~~

Alan M. Minato, Esquire  
PA ID 75860

**UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER**

**111 WOODCREST ROAD**

**SUITE 200**

**CHERRY HILL, NEW JERSEY 08003-3620**

**856 . 669 . 5400**

**FAX: 856 . 669 . 5399**

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**NJ MANAGING ATTORNEY**

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**OFFICE ADMINISTRATOR**

**FREDDIE MAC**  
**PENNSYLVANIA**  
**DESIGNATED COUNSEL**

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

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Heidi J. Joline  
Columbia County, CCP No. 2011-CV-494

Please be informed that our office will be using an outside servicer  
to serve the defendant(s), Christopher B. Joline, with the enclosed  
Notice of Sheriff Sale. When service has been successfully  
completed our office will file the proof of service.

Thank you,



Christina Jans  
Foreclosure Specialist

MARK J. UDREN, ESQUIRE  
NJ MANAGING ATTORNEY

**UDREN LAW OFFICES, P.C.**  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
SUITE 200  
CHERRY HILL, NEW JERSEY 08003-3620  
856. 669. 5400  
FAX: 856. 669. 5399

TINA MARIE RICH  
OFFICE ADMINISTRATOR

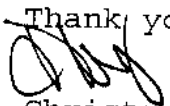
**FREDDIE MAC**  
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Sheriff of Columbia County  
Columbia County Courthouse  
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Thank you,



Christina Jans  
Foreclosure Specialist

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**UDREN LAW OFFICES, PC**

PA OPERATING ACCOUNT  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER  
19381

19381

One Thousand Five Hundred and 00/100\*\*\*\*\*

**PAY**  
TO THE  
ORDER  
OF

Columbia County Sheriff

Courthouse  
P.O. Box 380  
Bloomsburg, PA 17816

DATE

November 29, 2011

AMOUNT

\*\*\*\*\*1,500.00

VOID AFTER 90 DAYS

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

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