

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank, N.A. vs Christy Jackson Bond

NO. 51 ED

NO. 2009 JD

DATE/TIME OF SALE: 10/1/09 10:00 AM

BID PRICE (INCLUDES COST) \$ 3825.85

POUNDAGE - 2% OF BID \$ 76.52

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3902.37

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

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

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

PURCHASER(S) SIGNATURE(S): John Stuck

TOTAL DUE: \$ 3902.37

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ 0.00

TOTAL DUE IN 8 DAYS \$ 1902.37

# SHERIFF'S SALE COST SHEET

Deeds Fargo Bank NA VS. Chris & Melissa Bauman  
 NO. 5-11 ED NO. 9328-01 JD DATE/TIME OF SALE mar 30 0900

|                                 |                  |
|---------------------------------|------------------|
| DOCKET/RETURN                   | \$15.00          |
| SERVICE PER DEF.                | \$ <u>180.00</u> |
| LEVY (PER PARCEL                | \$15.00          |
| MAILING COSTS                   | \$ <u>30.00</u>  |
| ADVERTISING SALE BILLS & COPIES | \$17.50          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00          |
| MILEAGE                         | \$ <u>12.00</u>  |
| POSTING HANDBILL                | \$15.00          |
| CRYING/ADJOURN SALE             | \$10.00          |
| SHERIFF'S DEED                  | \$35.00          |
| TRANSFER TAX FORM               | \$25.00          |
| DISTRIBUTION FORM               | \$25.00          |
| COPIES                          | \$ <u>6.00</u>   |
| NOTARY                          | \$ <u>15.00</u>  |
| TOTAL *****                     | \$ <u>415.50</u> |

|                       |                  |
|-----------------------|------------------|
| WEB POSTING           | \$150.00         |
| PRESS ENTERPRISE INC. | \$ <u>710.00</u> |
| SOLICITOR'S SERVICES  | \$75.00          |
| TOTAL *****           | \$ <u>995.00</u> |

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

|                       |                      |  |
|-----------------------|----------------------|--|
| REAL ESTATE TAXES:    |                      |  |
| BORO, TWP & COUNTY 20 | \$ <u>2694.33</u>    |  |
| SCHOOL DIST. 20       | \$ <u>          </u> |  |
| DELINQUENT 20         | \$ <u>1263.96</u>    |  |
| TOTAL *****           | \$ <u>1521.79</u>    |  |

|                     |                  |  |
|---------------------|------------------|--|
| MUNICIPAL FEES DUE: |                  |  |
| SEWER 20            | \$ <u>491.74</u> |  |
| WATER 20            | \$ <u>200.00</u> |  |
| TOTAL *****         | \$ <u>691.74</u> |  |

|                      |                  |
|----------------------|------------------|
| SURCHARGE FEE (DSTE) | \$ <u>140.00</u> |
| MISC. _____          | \$ _____         |
| _____                | \$ _____         |
| TOTAL *****          | \$ <u>- 0 -</u>  |

TOTAL COSTS (OPENING BID) \$ 3828.07

**GOLDBECK MCCAFFERTY & MCKEEVER**

**Suite 5000 Mellon Independence Center**

**701 Market Street**

**Philadelphia, PA 19106**

[www.goldbecklaw.com](http://www.goldbecklaw.com)

March 31, 2011

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

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

**Sale Book/Writ No.: /**

Docket Number: 2009-CV-0002308-MF

Sale Date: 03/30/2011

Property Address: 205 West Third Street a/k/a 211 West Third Street Mifflinville, PA  
18631

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the  
above-captioned matter. Please deed the property to:

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

4650 Regent Blvd

Irving, TX 75063

**If funds are required to settle with the Sheriff and they are not enclosed, please  
call, fax or email the cost sheet to Christina Rizzo.** Please notify our office when the deed  
is recorded.

**GOLDBECK MCCAFFERTY & MCKEEVER**

Christina Rizzo

Post Sale Department

(412) 788-7190 (phone)

(412) 788-7192(fax)

[crizzo@goldbecklaw.com](mailto:crizzo@goldbecklaw.com)

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

[jnefferdorf@goldbecklaw.com](mailto:jnefferdorf@goldbecklaw.com)

Antoniette Black – Director of Foreclosure

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

[Abblack@goldbecklaw.com](mailto:Abblack@goldbecklaw.com)



Bureau of Individual Taxes  
PO BOX 280503  
Harrisburg, PA 17128-0503

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE

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/is not set forth in the deed, (2) when 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: (1) family relationship (2) public utility easement. If more space is needed, attach additional sheet(s).

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

|  |  |
|--|--|
| Name<br><b>GOLDBECK McCAFFERTY &amp; McKEEVER</b>                                    | Telephone Number:<br><b>(215) 627-1322</b> |
| Mailing Address<br><b>701 Market Street, Suite 5000 - Mellon Independence Center</b> | City<br><b>Philadelphia</b>                |
| State<br><b>PA</b>   | ZIP Code<br><b>19106-1532</b>              |

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)  
**SHERIFF OF COLUMBIA COUNTY**

Street Address  
**Sheriff's Office, PO Box 380**

City  
**Bloomsburg**

State  
**PA**

Zip  
**17815**

**C. DATE OF ACCEPTANCE OF DOCUMENT** March 31, 2011

Grantee(s)/Lessee(s)  
**WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2**

Street Address  
**4650 Regent Blvd,**

City  
**Irving**

State  
**TX**

Zip  
**75063**

**D. REAL ESTATE LOCATION**

Street Address  
**205 West Third Street a/k/a 211 West Third Street**

City, Township, Borough  
**Mifflinville - MIFFLIN TOWNSHIP**

County  
**Columbia**

School District

Tax Parcel Number  
**23-05A-083**

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

1. Actual Cash Consideration

**\$3,825.85**

2. Other Consideration

**+ -0-**

3. Total Consideration

**= \$3,825.85**

4. County Assessed Value

**\$22,125.00**

5. Common Level Ratio Factor  
**X 3.69**

6. Fair Market Value

**= \$ 81,641.25**

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed

**100%**

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 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 deed. (Attach copy of the prior deed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) MERS #:
- ☐ \_\_\_\_\_

Under penalties of law or ordinance, 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

March 31, 2011

562761

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

**FIRSTRUST**  
 800.220.BANK / firstrust.com  
 3-7380-2360

05/05/2011

PAY  
 TO THE  
 ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ \*\*1,825.85

ONE THOUSAND EIGHT HUNDRED TWENTY-FIVE AND 85 / 100

DOLLARS

Sheriff's Office  
 PO Box 380  
 Bloomsburg PA, 17815

6. MORTGAGE DISBURSEMENT ACCOUNT

MEMO 91628FC Baumer

AUTHORIZED SIGNATURE

⑈562979⑈ ⑆23607380⑆ 70 1100018⑈

562979

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

**FIRSTRUST**  
 800.220.BANK / firstrust.com  
 3-7380-2360

05/10/2011

PAY  
 TO THE  
 C R OF

SHERIFF OF COLUMBIA COUNTY

\$ \*\*76.52

SEVENTY-SIX AND 52 / 100

DOLLARS

Sheriff's Office  
 PO Box 380  
 Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 91628FC Baumer

AUTHORIZED SIGNATURE

⑈562979⑈ ⑆23607380⑆ 70 1100018⑈

 Security features. Details on back.

 Security features. Details on back.

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Christina Rizzo

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 3

**Phone:**

**Date:** 5/9/11

**Re:** Baumer & Miller

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

## SHERIFF'S SALE COST SHEET

Wells Fargo Bank NA vs. Chris & Melissa Baymer  
 NO. 5-11 ED NO. 2308-07 JD DATE/TIME OF SALE Mar 30 0900

|                                 |          |          |
|---------------------------------|----------|----------|
| DOCKET/RETURN                   | \$15.00  |          |
| SERVICE PER DEF.                | \$180.00 |          |
| LEVY (PER PARCEL                | \$15.00  |          |
| MAILING COSTS                   | \$30.00  |          |
| ADVERTISING SALE BILLS & COPIES | \$17.50  |          |
| ADVERTISING SALE (NEWSPAPER)    | \$15.00  |          |
| MILEAGE                         | \$12.00  |          |
| POSTING HANDBILL                | \$15.00  |          |
| CRYING/ADJOURN SALE             | \$10.00  |          |
| SHERIFF'S DEED                  | \$35.00  |          |
| TRANSFER TAX FORM               | \$25.00  |          |
| DISTRIBUTION FORM               | \$25.00  |          |
| COPIES                          | \$6.00   |          |
| NOTARY                          | \$15.00  |          |
| TOTAL *****                     |          | \$415.50 |

|                       |          |          |
|-----------------------|----------|----------|
| WEB POSTING           | \$150.00 |          |
| PRESS ENTERPRISE INC. | \$770.82 |          |
| SOLICITOR'S SERVICES  | \$75.00  |          |
| TOTAL *****           |          | \$995.82 |

|                       |         |         |
|-----------------------|---------|---------|
| PROTHONOTARY (NOTARY) | \$10.00 |         |
| RECORDER OF DEEDS     | \$55.00 |         |
| TOTAL *****           |         | \$65.00 |

|                       |           |           |
|-----------------------|-----------|-----------|
| REAL ESTATE TAXES:    |           |           |
| BORO, TWP & COUNTY 20 | \$254.53  |           |
| SCHOOL DIST. 20       | \$        |           |
| DELINQUENT 20         | \$1263.46 |           |
| TOTAL *****           |           | \$1527.79 |

|                     |          |          |
|---------------------|----------|----------|
| MUNICIPAL FEES DUE: |          |          |
| SEWER 20            | \$491.74 |          |
| WATER 20            | \$300.00 |          |
| TOTAL *****         |          | \$691.74 |

|                      |          |       |
|----------------------|----------|-------|
| SURCHARGE FEE (DSTE) | \$130.00 |       |
| MISC.                | \$       |       |
| TOTAL *****          |          | \$-0- |

TOTAL COSTS (OPENING BID) \$3825.85

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

**WEDNESDAY MARCH 30, 2011 AT 9:00 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2011  
ED AND CIVIL WRIT NO. 2308 OF 2009 JD ISSUED  
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA  
COUNTY, CIVIL DIVISION, TO ME DIRECTED: THERE  
WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR  
OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A  
COURTROOM OR SHERIFF'S OFFICE, TO BE  
ANNOUNCED, AT THE COLUMBIA COUNTY COURT-  
HOUSE, BLOOMSBURG, PENNA. 17815, ALL THE  
RIGHT AND TITLE AND INTEREST TO THE DEFEN-  
DANTS IN AND TO:

All that part of an in-lot situate in Mifflinville, Mifflin Town-  
ship, Columbia County,

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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA  
18634

**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 ACCOR-  
DANCE WITH THESE TERMS MAY RESULT IN SERI-  
OUS 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 proper-  
ty, or to resell the property at the bidder's risk and main-  
tain an action against the bidder for breach of contract. In  
the case of a default all sums paid by bidder will be con-  
sidered 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.

Plaintiffs Attorney  
Michael T. McKeever  
701 Market Street  
Philadelphia, PA 19106

Sheriff of Columbia County  
Timothy T. Chamberlain

[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

According to law deposes and says that Press Enterprise is  
with its principal office and place of business at 3185  
County of Columbia and State of Pennsylvania, and was  
1902, and has been published daily, continuously in said  
city and on the attached notice March 9, 16, 23, 2011 as  
it is one of the officers or publisher or designated agent of  
paper in which legal advertisement was published; that  
he is interested in the subject matter of said notice and  
statements in the foregoing statement as to time, place, and

me this 23<sup>rd</sup> day of March 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

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



**GOLDBECK McCAFFERTY & McKEEVER**

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

March 9, 2011

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

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

Real Estate Division:

The above case may be sold on March 30, 2011. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

**By: Antoniette Black, Director of Foreclosure**  
Phone: (215) 825-6347 (direct dial)  
Fax: (215) 825-6447  
Email: [ablack@goldbecklaw.com](mailto:ablack@goldbecklaw.com)

GOLDBECK McCafferty & McKEEVER  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

91628FC  
CF: 12/29/2009  
SD: 03/30/2011  
\$60,568.66

Attorney for Plaintiff

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

Plaintiff

vs.

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

205 West Third Street a/k/a 211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-0002308-MF

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

Keith C. Halili, an employee of Goldbeck McCafferty & McKeever, counsel of Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

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

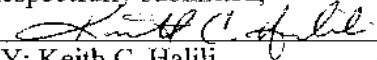
**IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.**

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

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

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

Respectfully submitted,

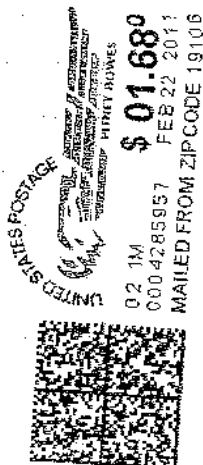
  
BY: Keith C. Halili  
Legal Secretary

Name and Address of Sender  
**GOLDBECK**  
**SUITE 5000**  
**701 MARKET STREET**  
**PHILADELPHIA, PA**  
**19106-1532**

Check type of mail or service:  
☐ Certified  
☐ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured  
☐ Recorded Delivery (International)  
☐ Registered  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional copies  
 of this bill)  
 Postmark and  
 Date of Receipt

| Article Number                          | Addressee (Name, Street, City, State, & ZIP Code)   | Postage  | Handling Charge | Actual Value                                 | Insured | Due Sender                           | DC | SC | SH | RD | RR |
|---|---|--|-----------------|--|---------|--------------------------------------|----|----|----|----|----|
| 1.                                      | DOMESTIC RELATIONS OF COLUMBIA<br>COUNTY<br>PO Box 380<br>Bloomsburg, PA 17815  | TENANTS/OCCUPANTS<br>211 West Third Street<br>Mifflinville, PA 18631 |                 |  |         |                                      |    |    |    |    |    |
| 2.                                      | PA DEPARTMENT OF PUBLIC WELFARE -<br>Bureau of Child Support Enforcement<br>Health and Welfare Bldg. - Room 432<br>P.O. Box 2675<br>Harrisburg, PA 17105-2675 | RAE ANN ADAMS<br>211 WEST THIRD STREET<br>MIFFLINVILLE, PA 18631     |                 |  |         |                                      |    |    |    |    |    |
| 3.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| 4.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| 5.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| 6.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| 7.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| 8.                                      |   |  |                 |  |         |                                      |    |    |    |    |    |
| Total Number of Pieces Listed by Sender |   | Total Number of Pieces Received at Post Office                       |                 | Postmaster, Per (Name of receiving employee) |         | See Privacy Act Statement on Reverse |    |    |    |    |    |



Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

91628FC Columbia County Sale Date: 03/30/2011

CHRIS C. BAUMER & MELISSA FAITH BAUMER

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5621

24 HOUR PHONE  
(570) 784-6300

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

Docket # 5ED2011

MORTGAGE FORECLOSURE

CHRIS C. BAUMER  
MELISSA FAITH BAUMER

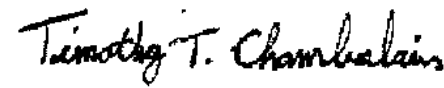
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 27, 2011, AT 6:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON CHRIS BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY  
HANDING TO MELISSA BAUMER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

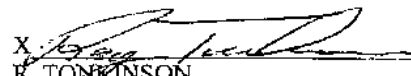
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JANUARY 28, 2011

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

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

X   
K. TOMKINSON  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 704-6108

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

Docket # 5ED2011

MORTGAGE FORECLOSURE

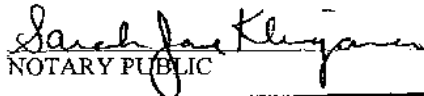
CHRIS C. BAUMER  
MELISSA FAITH BAUMER

AFFIDAVIT OF SERVICE

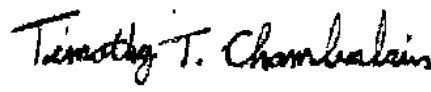
NOW, THIS THURSDAY, JANUARY 27, 2011, AT 6:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON MELISSA BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY  
HANDING TO MELISSA BAUMER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JANUARY 28, 2011

  
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  
R. TOMLINSON  
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK NA

VS.

CHRIS & MELISSA BAUMER

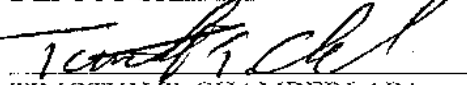
WRIT OF EXECUTION #5 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CHRIS & MELISSA BAUMER AT 211 WEST THIRD STREET MIFFLINVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

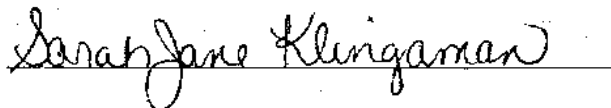
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF FEBRUARY 2011



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

# SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2011 ED AND CIVIL WRIT NO. 2308 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA 18634

## TERMS OF SALE

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

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

**GOLDBECK McCAFFERTY & McKEEVER**

Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-825-6320  
Attorney for Plaintiff

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

Plaintiff

vs.

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

205 West Third Street a/k/a 211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2009-CV-0002308-MF

**AFFIDAVIT PURSUANT TO RULE 3129**

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

205 West Third Street a/k/a 211 West Third Street  
Mifflinville, PA 18631

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

CHRIS C. BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

MELISSA FAITH BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

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

CHRIS C. BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815



MELISSA FAITH BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

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

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

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

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

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

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

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

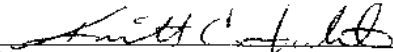
TENANTS/OCCUPANTS  
211 West Third Street  
Mifflinville, PA 18631

RAE ANN ADAMS  
211 WEST THIRD STREET  
MIFFLINVILLE , PA 18631

(attach separate sheet if more space is needed)

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

DATED: March 9, 2011

  
\_\_\_\_\_  
GOLDBECK McCafferty & McKEEVER  
BY: Keith C. Halili  
Legal Secretary



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.

CHRIS & MELISSA BAUMER

WRIT OF EXECUTION #5 OF 2011 ED

POSTING OF PROPERTY

FEBRUARY 24, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CHRIS & MELISSA BAUMER AT 211 WEST THIRD STREET MIFFLINVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

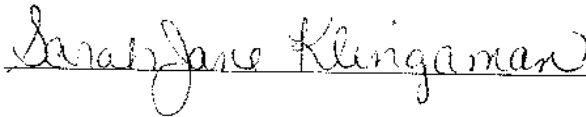
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF FEBRUARY 2011



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 2003-2, ASSET-BACKED  
CERTIFICATES, SERIES 2003-2

VS

Docket # 5ED2011

MORTGAGE FORECLOSURE

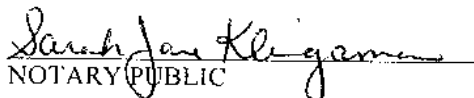
CHRIS C. BAUMER  
MELISSA FAITH BAUMER


AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 27, 2011, AT 6:55 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON CHRIS BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY  
HANDING TO MELISSA BAUMER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL  
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JANUARY 28, 2011

  
NOTARY PUBLIC

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
R. TONKINSON  
DEPUTY SHERIFF

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

Docket # 5ED2011

MORTGAGE FORECLOSURE

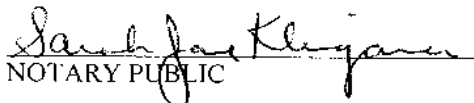
CHRIS C. BAUMER  
MELISSA FAITH BAUMER

AFFIDAVIT OF SERVICE

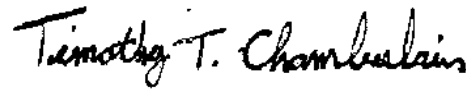
NOW, THIS THURSDAY, JANUARY 27, 2011, AT 6:55 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MELISSA BAUMER AT 6980 SCENIC DRIVE, BLOOMSBURG BY HANDING TO MELISSA BAUMER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JANUARY 28, 2011

  
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  
R. TONKINSON  
DEPUTY SHERIFF

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



February 25, 2011

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

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

VS.

**CHRIS C. BAUMER  
MELISSA FAITH BAUMER**

**DOCKET # 5ED2011**

**JD # 2308JD2009**

Dear Timothy:

The amount due on the sewer account #703590 for the property located at 205 W.  
3<sup>rd</sup> Street Mifflinville, Pa through March 31, 2011 is \$491.74.

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

Sincerely,

Kelly Johnson  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

1108 Freas Avenue • Berwick, Pennsylvania 18603

*"BAJSA is an Equal Opportunity Provider and Provider"*

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 1/24/2011

SERVICE# 4 - OF - 13 SERVICES  
DOCKET # 5ED2011

PLAINTIFF

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

DEFENDANT

CHRIS C. BAUMER  
MELISSA FAITH BAUMER  
GOLDBECK MCCAFFERTY & MCKEEVER

ATTORNEY FIRM

PERSON/CORP TO SERVED  
TENANT(S)  
211 WEST THIRD STREET  
MIFFLINVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 02-04-11 TIME 1300 MILEAGE 200 OTHER PTETH 2 CONTRACT

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

02/04/11  
01.25.11

# Mifflin Township Water Authority

P.O. Box 487  
Mifflinville, PA 18631

February 1, 2011

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

Re: Sheriff Sale 3/30/11  
211 West Third, Mifflinville, PA  
Wells Fargo Bank NA vs. Chris and Melissa Baumer

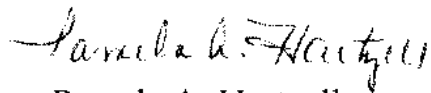
Dear Mr. Chamberlain:

Please be advised that Chris and Melissa Baumer owe Mifflin Township Water Authority \$200 for water usage at the above captioned property.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,

  
Pamela A. Hartzell  
Treasurer

Enclosure



COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 01-FEB-11

FEE: \$5.00

CERT. NO9284

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

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

| YEAR        | BILL ROLL | AMOUNT   | INTEREST | PENDING | TOTAL AMOUNT DUE |
|-------------|-----------|----------|----------|---------|------------------|
| 2010        | PRIM      | 1,181.10 | 17.36    | 60.00   | 1,258.46         |
| TOTAL DUE : |           |          |          |         | \$1,258.46       |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2011

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2010

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 02/01/2011 08:24:51 AM

Owner: BAUMER MELISSA F & CHRIS C

Municipality: MIFFLIN TWP

Parcel #: 23 -05A-083-00,000

6980 SCENIC DRIVE

Property Desc:

BLOOMSBURG PA 17815

| Bill #  |   | Discount: |            | Face:    |            | Penalty: |            |
|---------|---|-----------|------------|----------|------------|----------|------------|
|         |   | Amount    | Due Date   | Amount   | Due Date   | Amount   | Due Date   |
| 023312  | G | \$133.26  | 04/30/2011 | \$135.98 | 06/30/2011 | \$149.58 | 08/31/2011 |
| Payment |   |           |            |          |            |          |            |
| 023312  | S | \$29.16   | 04/30/2011 | \$29.76  | 06/30/2011 | \$32.74  | 08/31/2011 |
| Payment |   |           |            |          |            |          |            |
| 023312  | R | \$101.91  | 04/30/2011 | \$103.99 | 06/30/2011 | \$109.19 | 08/31/2011 |
| Payment |   |           |            |          |            |          |            |

Total Paid To Date:

\$0.00

Signature

dm.

Date

2-1-11

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA

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

Plaintiff

NO. 2009-CV-0002308-MF

vs.

CHRIS C. BAUMER  
MELISSA FAITH BAUMER  
Defendant(s)

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, CHRIS C. BAUMER, has a last known residence of 6980 Scenic Drive, Bloomsburg, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/24/2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Gary McCafferty Pa. ID 42386

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

✓ \_\_\_\_ Thomas Puleo Pa. ID 27615

\_\_\_\_ Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

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

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

Plaintiff

vs.

CHRIS C. BAUMER  
MELISSA FAITH BAUMER

Defendant(s)

NO. 2009-CV-0002308-MF

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, MELISSA FAITH BAUMER, has a last known residence of 6980 Scenic Drive, Bloomsburg, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/24/2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

\_\_\_\_ Michael McKeever Pa. ID 56129

\_\_\_\_ Gary McCafferty Pa. ID 42386

\_\_\_\_ Lisa Lee Pa. ID 78020

\_\_\_\_ Kristina Murtha Pa. ID 61858

\_\_\_\_ David Fein Pa. ID 82628

✓ Thomas Puleo Pa. ID 27615

\_\_\_\_ Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: 16/J. PRICE  
DATE RECEIVED 1/24/2011

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 5ED2011

PLAINTIFF

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

DEFENDANT

CHRIS C. BAUMER  
MELISSA FAITH BAUMER

ATTORNEY FIRM

GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED

CHRIS BAUMER

6980 SCENIC DRIVE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Melissa Baumer

RELATIONSHIP wife IDENTIFICATION \_\_\_\_\_

DATE 1-27-11 TIME 1355 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 1-27-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: 14 J. PRICE  
DATE RECEIVED 1/24/2011

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 5ED2011

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

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

| PERSON/CORP TO SERVED | PAPERS TO SERVED     |
|-----------------------|----------------------|
| MELISSA BAUMER        | MORTGAGE FORECLOSURE |
| 6980 SCENIC DRIVE     |                      |
| BLOOMSBURG            |                      |

SERVED UPON Melissa Baumer

RELATIONSHIP Def IDENTIFICATION \_\_\_\_\_

DATE 1-27-11 TIME 1855 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

☐ F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

|       |       |       |       |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

[Signature] DATE 1-27-11

5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
Telephone: 215-627-1322  
Fax: 215-627-7734

**GOLDBECK  
McCAFFERTY &  
McKEEVER**

# Fax

To: Columbia SO

From: BMM

Fax: 570389-5675 Pages: 3  
Phone: Date: 1/26/2011  
Re: Nonmilitary CC:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

• Comments:

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

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

Plaintiff

vs.

CHRIS C. BAUMER  
MELISSA FAITH BAUMER

Defendant(s)

NO. 2009-CV-0002308-MF

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, CHRIS C. BAUMER, has a last known residence of 6980 Scenic Drive, Bloomsburg, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/24/2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

✓ Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**



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

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

Plaintiff

vs.

CHRIS C. BAUMER  
MELISSA FAITH BAUMER

Defendant(s)

NO. 2009-CV-0002308-MF

**VERIFICATION OF NON-MILITARY SERVICE UNDER THE SOLDIERS' AND  
SAILORS' CIVIL RELIEF ACT OF 1940 AS AMENDED**

1. The undersigned attorney with Goldbeck McCafferty & McKeever, as the representative for the Plaintiff in the above entitled matter, does hereby state to the best of his/her information and belief, as follows:

2. That the above named Defendant, MELISSA FAITH BAUMER, has a last known residence of 6980 Scenic Drive, Bloomsburg, PA 17815.

3. That inquiry has been made with the Department of Defense as to the military status of each of the Defendants in this action. A copy of the Military Status Report is attached.

4. The Defendant is not in the military service of the United States of America as defined by the Soldiers' and Sailors' Civil Relief Action of Congress of 1940 as amended.

The undersigned understands that the statements herein are made subject to penalties of 18 Pa. C.S.A. 4904 relating to unsworn falsification to authorities.

Date: 1/24/2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Jay Kivitz Pa. ID 26769

**Attorneys for Plaintiff**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 1/24/2011

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 5ED2011

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

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

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

SERVED UPON WILLIAM LUSZLEY

RELATIONSHIP PERSON IN CHARGE IDENTIFICATION \_\_\_\_\_

DATE 01-25-11 TIME 1145 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

|       |       |       |       |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

*Paul D'Angelo*

DATE 01-25-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. PRICE  
DATE RECEIVED 1/24/2011

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 5ED2011

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

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

| PERSON/CORP TO SERVED |
|-----------------------|
| CENTRAL COLUMBIA      |
| BLUE JAY DRIVE        |
| BLOOMSBURG            |

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON HEIDI CELESTE

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1/25/11 TIME 0845 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F OTHER (SPECIFY) SERVED ON ABOVE PERSON  
OFFICE EMPLOYEE AT CENTRAL COLUMBIA

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

|       |       |       |       |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

Japh J. Perry

DATE

1/25/11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/24/2011

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 5ED2011

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

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

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

SERVED UPON MARCOY COLE

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 1/25/11 TIME 0912 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) CSR EMPLOYEE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

|       |       |       |       |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

Joseph Gervino

DATE

1/25/11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/24/2011

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 5ED2011

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

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

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP TAX OFFICE CLERK IDENTIFICATION \_\_\_\_\_

DATE 1/25/11 TIME 0925 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

|       |       |       |       |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

G. L. Carroll

DATE

01/25/11

# SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2011 ED AND CIVIL WRIT NO. 2308 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA 18634

## TERMS OF SALE

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

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MARCH 30, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2011 ED AND CIVIL WRIT NO. 2308 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA 18634

## TERMS OF SALE

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

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Document Receipt

---

Trans # 12586 Carrier / service: POST 2PM 1/24/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007036

Doc Ref #: 5ED2011

PHILADELPHIA PA 19106



Document Receipt

---

Trans # 12585 Carrier / service: POST 2PM 1/24/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000007029

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 5ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 12584 Carrier / service: POST 2PM 1/24/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000007012

Doc Ref #: 5ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 12583 Carrier / service: POST 2PM 1/24/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000007005

Doc Ref #: 5ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 12582 Carrier / service: POST 2PM 1/24/2011

Ship to: 12582

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000006992

Doc Ref #: 5ED2011

HARRISBURG PA 17105

# REAL ESTATE OUTLINE

ED # 7006

DATE RECEIVED 1/28/11  
DOCKET AND INDEX 1/28/11

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓ *not will per*  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR 2000.00 ✓ CK# 555988

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

SALE DATE Feb 23, 11 TIME 10:00  
POSTING DATE Feb 23, 11  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Feb 23, 11  
2<sup>ND</sup> WEEK Feb 23, 11  
3<sup>RD</sup> WEEK Feb 23, 11

**GOLDBECK McCAFFERTY & McKEEVER**

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

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

Plaintiff

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Docket No. 2009-CV-0002308-MF

5ED2011

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

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

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

Your house at 211 West Third Street, Mifflinville, PA 18631 is scheduled to be sold at Sheriff's Sale on March 30, 2011, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$60,568.66 obtained by WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 against you.

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

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

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

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

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

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

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

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

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

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

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

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



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

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

vs.

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

In the Court of Common Pleas of  
Columbia County

2011-ED-5  
No. 2009-CV-0002308-MF

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 211 West Third Street Mifflinville, PA 18631

See Exhibit "A" attached

AMOUNT DUE

\$60,568.66

Interest From 02/09/2010  
Through Date of Sale

(Costs to be added)

Dated: 1-24-11

Tami B. Klein  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy Kelly P. Buewer

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

IN THE COURT OF COMMON PLEAS

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

VS.

CHRIS C. BALMER and  
MELISSA FAITH BALMER

Mortgagor(s)

211 West Third Street Mifflinville, PA 18631

WRIT OF EXECUTION  
(Mortgage Foreclosure)

|                            |             |
|----------------------------|-------------|
| REAL DEBT                  |             |
| INTEREST from              | \$60,568.66 |
| COSTS PAID:                | \$          |
| PROTHY                     | \$          |
| SHERIFF                    | \$          |
| STATUTORY                  | \$          |
| COSTS DUE PROTHY           | \$          |
| Office of Judicial Support |             |
| Judge Fee                  |             |
| Cr.                        |             |
| Sat.                       |             |

Goldbeck McCafferty & McKeever  
Attorney for Plaintiff

**Goldbeck McCafferty & McKeever**  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA 18634

|           |        |    |
|-----------|--------|----|
| Complaint | 115.00 | PD |
| Judgment  | 15.00  | PD |
| Writ      | 25.00  |    |
| Satisfy   | 10.00  |    |
| Sheriff   |        |    |

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

**AFFIDAVIT PURSUANT TO RULE 3129**

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

211 West Third Street  
Mifflinville, PA 18631

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

CHRIS C. BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

MELISSA FAITH BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

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

CHRIS C. BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

MELISSA FAITH BAUMER  
6980 Scenic Drive  
Bloomsburg, PA 17815

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

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

FILED  
NOTARIAL  
JAN 21 10 16 AM  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

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

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

TENANTS/OCCUPANTS  
211 West Third Street  
Mifflinville, PA 18631

RAE ANN ADAMS  
211 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

(attach separate sheet if more space is needed)

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

DATED: <sup>19</sup>January 18, 2011

By: 

**GOLDBECK MCCAFFERTY & MCKEEVER**

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

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

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

Plaintiff

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Docket No. 2009-CV-0002308-MF

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

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

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

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

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

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

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

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

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

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

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

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

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



**GOLDBECK McCAFFERTY & McKEEVER**

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

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

4650 Regent Blvd  
Irving, TX 75063

Plaintiff

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE

Docket No. 2009-CV-0002308-MF

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

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

TO: BAUMER, MELISSA FAITH  
**MELISSA FAITH BAUMER**  
211 West Third Street  
Mifflinville, PA 18631

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

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

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

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

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

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

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

**NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES**

168 E. 5th Street  
Bloomsburg, PA 17815  
717-784-8760

**PENNSYLVANIA BAR ASSOCIATION**  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

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

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

Goldbeck McCafferty & McKeever  
Suite 5000 – Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF  
MORTGAGE FORECLOSURE

NO. 2009-CV-0002308-MF

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

**WAIVER OF WATCHMAN**

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

By: 

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129 ✓

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

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

Plaintiff

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-0002308-MF

**WAIVER OF WATCHMAN**

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

By: 

GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129 ✓

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

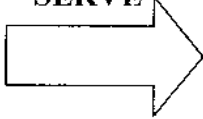
All that part of an in-lot situate in Mifflinville, Mifflin Township, Columbia County, Pennsylvania, marked and distinguished in the plan of said Village, BEING part of Lot No. 242, situate between Third and Fourth Streets, containing on Third and Fourth Streets 44 feet in width on said Streets and running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

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

Tax Parcel No: 23-05A-083

Property address: 211 West Third Street, Mifflinville, PA 18634

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|  |  |  |                          |
|--|--|--|--------------------------|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>  |  |  |                          |
| PLAINTIFF/S/<br>WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE<br>MORTGAGE LOAN TRUST 2003-2 ASSET-BACKED CERTIFICATES  |  | COURT NUMBER<br>2009-CV-0002308-MF     |                          |
| DEFENDANT/S/<br>CHRIS C. BAUMER and MELISSA FAITH BAUMER   |  | TYPE OF WRIT OR COMPLAINT<br>EXECUTION |                          |
| <b>SERVE</b><br><br><b>AT</b>  | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE<br>CHRIS C. BAUMER & MELISSA FAITH BAUMER                           |  |                          |
|  | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)<br>211 West Third Street, Mifflinville, PA 18631 |  |                          |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:<br><br><div style="border: 1px solid black; padding: 10px; min-height: 100px;"> <b>PLEASE POST HANDBILL</b> </div> |  |  |                          |
| SIGNATURE OF ATTORNEY<br><i>Goldbeck McCafferty &amp; McKeever</i>   |  | TELEPHONE NUMBER<br>(215) 627-1322     | DATE<br>January 18, 2011 |
| ADDRESS OF ATTORNEY<br><br>GOLDBECK McCAFFERTY & McKEEVER<br>Suite 5000 – Mellon Independence Center<br>701 Market Street<br>Philadelphia, PA 19106  |  |  |                          |



**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**IN RE: Chris C. Baumer  
Melissa F. Baumer a/k/a Melissa Faith  
Baumer**

**Debtors**

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

**vs.**

**Chris C. Baumer  
Melissa F. Baumer a/k/a Melissa Faith Baumer  
Debtors**

**Robert P. Sheils, Jr. Esq.**

**Trustee**

**CHAPTER 7**

**NO. 09-07407 RNO**

**11 U.S.C. Sections 362 and 1301**

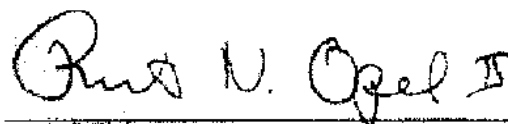
**ORDER**

Upon consideration of Movant's Motion for Relief from the Automatic Stay, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), are modified to allow WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-2, ASSET-BACKED CERTIFICATES, SERIES 2003-2 and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 211 West Third Street Mifflinville, PA 18634 and a possessory action if necessary. The stay provided by Bankruptcy

Movant may, at its option, provide and enter into a potential forbearance agreement, loan modification, refinance agreement or other loan workout/ loss mitigation agreement. The moving party may contact the debtors via telephone or written correspondence to offer such an agreement.

Dated: November 10, 2009



**Robert N. Opel, II, Bankruptcy Judge**

(JAT)

*This document is electronically signed and filed on the same date.*

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|   |  |   |
|---|--|---|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>   |  |   |
| PLAINTIFF/S/<br>WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE<br>MORTGAGE LOAN TRUST 2003-2 ASSET-BACKED CERTIFICATES |  | COURT NUMBER<br>2009-CV-0002308-MF            |
| DEFENDANT/S/<br>CHRIS C. BAUMER and MELISSA FAITH BAUMER  |  | TYPE OF <u>WRIT</u> OR COMPLAINT<br>EXECUTION |

**SERVE**



**AT**

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

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

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

*Goldbeck McCafferty & McKeever*

TELEPHONE NUMBER

(215) 627-1322

DATE

January 18, 2011

ADDRESS OF ATTORNEY

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

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

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2009-CV-0002308-MF

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

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

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

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

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

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

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

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

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

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

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

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

Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.

2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.

3). Visit HUD'S website [www.hud.gov](http://www.hud.gov) for Help for Homeowners Facing the Loss of Their Homes.

4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website:  
<http://www.phfa.org/consumers/homeowners/real.aspx>.

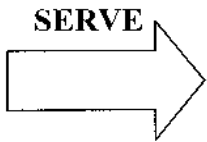
5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.

6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at [homeretention@goldbecklaw.com](mailto:homeretention@goldbecklaw.com). Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 91628FC.

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

# SHERIFF'S DEPARTMENT COLUMBIA COUNTY

|   |  |  |
|---|--|--|
| <b>SHERIFF SERVICE INSTRUCTIONS</b>   |  |  |
| PLAINTIFF/S/<br>WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE<br>MORTGAGE LOAN TRUST 2003-2 ASSET-BACKED CERTIFICATES |  | COURT NUMBER<br>2009-CV-0002308-MF     |
| DEFENDANT/S/<br>CHRIS C. BAUMER and MELISSA FAITH BAUMER  |  | TYPE OF WRIT OR COMPLAINT<br>EXECUTION |



**SERVE**

**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE  
MELISSA FAITH BAUMER

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

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

**PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE**

SIGNATURE OF ATTORNEY

*Goldbeck McCafferty & McKeever*

TELEPHONE NUMBER

(215) 627-1322

DATE

January 18, 2011

ADDRESS OF ATTORNEY

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

**GOLDBECK McCAFFERTY & McKEEVER**

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

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

vs.

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

211 West Third Street  
Mifflinville, PA 18631

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2009-CV-0002308-MF

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

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

TO: BAUMER, MELISSA FAITH  
**MELISSA FAITH BAUMER**  
6980 Scenic Drive  
Bloomsburg, PA 17815

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

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

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

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

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

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

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

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

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



Resources available for Homeowners in Foreclosure

**ACT NOW!**

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

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

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

555988

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

**FIRSTRUST**  
800.220.BANK / firstrust.com

3-7380-2360

01/18/2011

PAY  
-HE  
ORDER OF

**SHERIFF OF COLUMBIA COUNTY**

\$ \*\*2,000.00

**TWO THOUSAND AND XX / 100**

DOLLARS

*Sheriff's Office*  
*PO Box 380*  
*Bloomshburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

**91628FC Baumer**

AUTHORIZED SIGNATURE

⑈ 555988 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈