COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

wolls lago Back vs	Clyde Andd	long a insight more
NO. 66-77 ED	NO. 2/06	\ND
DATE/ΓΙΜΕ OF SALE:	.700_	
BID PRICE (INCLUDES COST)	\$	_
POUNDAGE – 2% OF BID	\$ / "/, <u>@]</u>	_
TRANSFER TAX – 2% OF FAIR MKT	\$	_
MISC. COSTS	\$	_
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 324 To 12
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):	alu S	sel.
TOTAL DUE:		s_ 2 /- 1,
LESS DEPOSIT:		\$
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	\$_3225-12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

<u>Plaintiff</u>

WELLS FARGO BANK N.A.

۷\$.

Defendant

CLYDE MIDDLETON CHRISTA HOBSON

Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC 123 S. BROAD STREET **SUITE 2080** PHILADELPHIA, PA 19109

Sheriff's Sale Date:

Wednesday, September 14, 20

Writ of Execution No.: 2010CV2106

Advance Sheriff Costs: 1,350.00

Location of the real estate: 20 LOWER WOODCREST ROAD, BERWICK, PA 18603

Sheriff Costs

	Grand Total:	8,554.39
	Total Distribution Costs	55.00
Recording Fees		55.00
Distribution Costs		
	Total Municipal Costs	6,346.25
001101		
Sewer		6,346.25
Municipal Costs		
	Total Sheriff Costs	2,153.14
Sheriff Automation Fund		50.00
Tax Claim Search		5.00
Solicitor Services		75.00
Copies		9.50
Mailing Costs		72.00
Transfer Tax Form		25.00
Notary Fee		15.00
Web Posting		100.00
Press Enterprise Inc.	•	1,135.14
Advertising Sale (Newspaper)		15.00
Surcharge	•	200.00
Distribution Form	•	25.00
Sheriff's Deed		35.00
Advertising Sale Bills & Copies		17.50
Service Prothonotary, Acknowledge Deed		10.00
Crying Sale		285.00
Service Mileage		10.00
Posting Handbill		24.00
Levy		15.00 15.00
Docketing		

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

60739

Ž O

McCABE, WEISBERG & CONWAY, P.C.
ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 2080
PHILADELPHIA, PA 19109
(215) 790-1010



COCUMERT INCLUDES VISIBLE FIBERS, CHENICAL REACTIVE PROPERTIES AND FEATURES A FOIL HAVOGRAM SELECTION OF THE PROPERTY OF THE P

3-50/310

DATE OCt/13/2011 \$6,725.48

Balance Due Sheriff--Middleton, Clyde #228-1593

10 THE

Sheriff of Columbia County

읶 ORDER

TRUE WATERMARK EAPER - HOLD TO LIGHT TO VIEW #PE700642400002346020046034 #PE7030*# LAW OFFICES

TERRENCE J. McCABE ***

MARC S. WEISBERG**

EDWARD D. CONWAY ***

MARGARET GAIRO ***

LISA L. WALLACE +†

DEBORAH K. CURRAN**

LAURA H.G. O'SULLIVAN A**

GAYT. C. SPIVAK **

ANDREW L. MARKOWITZ ***

HEIDL R. SPIVAK **

SCOITT TAGGART **

MARISAJ COHEN **

JASON BROOKS **

ERN M. BRADY ...

KEVIN T. McQUAIL **

ALEXANDRA T. GARCIA **

CORRIN DEMENT **

ABBY K. MOYNHIAN **

CATHERINE WELKER **

ANTOINETTE N. MOORE **

CURISTINE GRAHAM **

MELISSA A. SPOSATO **

HEATHER WEINERT **

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

SUITE 499

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

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

October 14, 2011

See wow mwe-law com for licensing.

RICHARD J. SUZOR, JR

MAKENNA E. PORCHA

LAURA LATTA ..

BRIAN T. LaMANNA ..

DIANA THEOLOGOU ..

SILLERA G. ENGRISSE! ..

SAMANTHA A. CLIFFORD ...

JO-ANN T. LAMBERT-O'NEILL ..

ANNE PEIGHTEL V.

MARK GOLAB +.

JONATHAN ELEFANT ..

Sheriff's Office Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania 17815 Attn: Sheriff Timothy Chamberlain

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates,

Series 2006-3

VS.

Clyde Middleton and Christa Hobson

Columbia County, Court of Common Pleas, No. 2010-CV-2106

Action in Mortgage Foreclosure

Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Date of Sheriff's Sale: September 14, 2011

Dear Sheriff Chamberlain:

Enclosed please find check in the amount of \$6,725.48 which represents the amount necessary to complete settlement, as well as two completed Realty Transfer Tax Statement of Value forms.

Please be advised that title to this property should be transferred to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3, c/o American Home Mortgage Servicing Inc., 1525 S. Beltine, Coppell, Texas 75019 in the deed poll.

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

Very truly yours,

Novlett A. Smith Legal Assistant

/nas

Enclosures



pennsylvania DEPARTMENT OF REVENUE

Bureau of Individual Taxes PO Box 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions

RECORI	DER'S USE ONLY
State Tax Paid	· ""
Book Number	
Page Number	
Date Recorded	

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

	RESPONDENT - All inqui						 ·
Name					Telephone Number		 -
Mailing Add	Weisberg and Conway, P	<u>.c</u> .		City.	215-790-1010		l = 0 .
	road Street, Suite 2080			City Philadelphia		State	Zip Code 19109
	ISFER DATA			C. Date of Accept	tance of Docume		
Grantor(s)/L	essor(s) ? Columbia (i.e., h)			Grantee(s)/Lessee(s) V	Vells Fargo Bank,	N.A., a	s Trustee for
Official of	Solumbia C. Gr. 14			Option One Mortg Certificates, Series	age Loan Trust 20 s 2006-3	06-3, <i>A</i>	Asset-Backed
Mailing Add			·	Mailing Address			
	County Courthouse, 35 Wes			c/o American Home	Mortgage Servicing	1	
City Bloomsbu	ırg	State PA	Zip Code 17815	City Coppell		State	Zip Code 75019
D. REAL	ESTATE LOCATION	-		-!			
Street Addre	ess Woodcrest Road	_		City, Township, Borough			
County		School D	istrict	Township of Briar Ci	Tax Parcel Number		
Columbia			Berwick Area Sc	nool District	07-09A-013-04		
	ATION DATA - WAS TRA			AN ASSIGNMENT O	R RELOCATION?	\square Y	□N
1. Actual Ca \$8,725.48	ish Consideration	2. Other + 0.00	consideration		3. Total Consideration = \$8,725.48	n	
	ssessed Value	_	on Level Ratio Fac	tor	6. Fair Market Value		
\$50,121.0		x 3.79			= \$189,958.59		
	PTION DATA						
1a. Amount 100%	of Exemption Claimed	1b. Perce 100%	entage of Grantor's	Interest in Real Estate	1c. Percentage of Gra 100%	antor's Ir	terest Conveyed
Chec	k Appropriate Box Below fo	г Ехетр	tion Claimed.				
	Will or intestate succession	n	/Name of	Decedent)	· (F-1-1-		
	Transfer to a trust. (Attach	complete	,			ile Numb	er)
	Transfer from a trust. Date	of transf	er into the trust	t	,		
	If trust was amended attac	h a copy	of original ame	ended trust.			
	Transfer between principal						•
	Transfers to the commonw demnation. (If condemnation	on or in li	eu of condemn	ation, attach a copy of	resolution.)		
X	Transfer from mortgage to	a holder	of a mortgage	in default. (Attach copy	of mortgage and n	ote/ass	signment.)
	Corrective or confirmatory	deed. (At	tach complete	copy of the deed to be	corrected or confirm	med.)	
	Statutory corporate consoli	dation, n	nerger, or divisi	on. (Attach copy of arti	cle.)		
x	Other (Please explain exer	nption cla	aimed.) <u>Prope</u>	rty was sold at Sheriff	sale on Septembe	r 14, <u>2</u>	011 to Wells
	Fargo Bank, N.A., as Trus	stee for (Option One Mo	ortgage Loan Trust 20	06-3, Asset-Backe	d Certi	ficates, Series
	2006-3 as holder of a mor						
Under per	alties of law, I declare that	l have ex	camined this st	atement, including acc	companying inform	ation,	and to
	f my knowledge and belief, Coppespondent or Responsible Pa		, correct and c	ompiete.		Date	··
	Mat Jaun	-				10/1	ethi -

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

LEGAL DESCRIPTION

BEING KNOWN AS: 20 LOWER WOODCREST ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D. #: 07-09A-013-04 THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of Alden Street, said rebar being at the northeast corner of other lands of Elias and Dorothy L. Guss, Lot No. 16; thence along said right-of-way line South 82 degrees 00 minutes 00 seconds East 100.00 feet to a rebar set at the northwest corner of other lands of Elias and Dorothy L. Guss, Lot No. 18; thence along the westerly line of Lot No. 18 South 08 degrees 00 minutes 00 seconds West 200.00 feet to a rebar set on the northerly line of lands of Richard E. and Jennifer Johnson (Record Book 522, Page 700); thence along the northerly line of lands said Johnson North 82 degrees 00 minutes 00 seconds West 100.00 feet to a rebar set at the southeast corner of Lot No. 16; thence along the easterly line of Lot No. 16 North 08 degrees 00 minutes 00 seconds East 200.00 feet to the place of beginning.

CONTAINING 20,000 square feet of land in all.

Being Lot No. 17 on the Elias and Dorothy L. Guss Survey prepared by T. Bryce James and Associates dated May 24, 2995 (file No. 95031) and recorded in Columbia County Map Book 7, page 792.

Under and Subject to any and all reservations, restrictions, limitations, conditions, covenants and easements as set forth in the prior deeds in the chain of title.

BEING THE SAME PREMISES WHICH JUSTIN L. SALERNO AND CYNTHIA E. SALERNO by deed dated August 17, 2006 and recorded September 7, 2006 in the office of the Recorder in and for Columbia County in Deed Book 735, Page 0290, granted and conveyed to Clyde Middleton and Christa Hobson, husband and wife.

SHERIFF'S SALE COST SHEET

	VS		
	NOED NOJ	D DATE/TIME OF SALE	
	DOCKET/RETURN	\$15.00	
7	SERVICE PER DEF.		
	LEVY (PER PARCEI,	\$ <u>785700</u>	
	MAILING COSTS	\$15.00	
•	ADVERTISING SALE BILLS & COPIES	\$ <u>72,000</u>	
-		\$17.50	
	ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00 \$ <i>7410</i> 0	
•	POSTING HANDBILL	\$15.00	
•	CRYING/ADJOURN SALE	\$10.00	
•	SHERIFF'S DEED	\$35.00	
	TRANSFER TAX FORM	\$25.00	
•	DISTRIBUTION FORM	\$25.00	
•	COPIES	\$950	
+		\$ /5.00	
•	ΤΩΤΔΙ *******	\$ <u>/5,00</u> *********** \$ 5 78,0	C
	TOTAL	\$ <u></u>	_
+	WEB POSTING	\$150.00	
1	PRESS ENTERPRISE INC.	\$	
+	SOLICITOR'S SERVICES	\$75.00	
•	TOTAL *******		
		<u> </u>	-
-	PROTIIONOTARY (NOTARY)	\$10.00	
+	RECORDER OF DEEDS	\$ 55,00	
	TOTAL *******	\$ <u>\$\$5,00</u> ************ \$ 6\$700	
	REAL ESTATE TAXES:		
	BORO, TWP & COUNTY 20 SCHOOL DIST. 20	\$	
	SCHOOL DIST. 20_	\$	
	DELINQUENT 20 TOTAL *********	\$ 5100	
	TOTAL *******	******* \$ <u> </u>	-
	MUNICIPAL FEES DUE:		
	MUNICIPAL FEES DUE:	0/3// 200	
	SEWER 20	\$63.16,25 \$	
	WATER 20	D_ ************************************	energy.
	TOTAL TETATE	1036019	2
Mar	SURCHARGE FEE (DSTE)	\$ 20.00	
Þ	MISC.	\$ <u></u>	
		φ ¢	
	TOTAL ********	<u> </u>	
	101112	Ψ	
	TOTAL COSTS (OP	ENING BID)	\$
	TOTAL COSTS (OP)	ENUNG BID)	ა

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

SUITE 499

14S HUGUENOT STREET
NEW ROCHELLE, NY 10801
(914)-630-8909
GENERAL FAX (914) 630-8901
MEDIATION ONLY FAX (914) 819-5505

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

Also servicing Connecticut

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

July 27, 2011

JO-ANN T LAMBERT-O'NEILL.*
See www mwc-law.com for licensing

TERRENCE J. McCABE ***

MARC S. WEISBERG **

MARGARET GAIRO **

LISA 1 WALLACE ++

HEIDL R. SPIVAK -

JASON BROOKS†

ERIN M. BRADY ...
KEVIN T. McQUAIL •

CORRIN DEMENT **

ABBY K. MOYNIHAN - 4

CATHERINE WELKER -

MELISSA A SPOSATO

HEATHER WEJNERT *

MAKENNA B. PORCHA LAURA LATTA . . BRIAN T. LaMANNA & DIANA THEOLOGOU . . SHEERA G. ENGRISSE! ~ SAMANTHA A. CLIFFORD •

RICHARD J. SUZOR, JR

ANTOINETTE N. MOORE ~ CHRISTINE GRAHAM *

SCOTT T TAGGART • MARISA J. COHEN •

ALEXANDRA T. GARCIA

EDWARD D. CONWAY :-

DEBORAH K. CURRAN ±-

LAURA H.G. O'SULLIVAN 14

GAYL C. SPIVAK =+
ANDREW L. MARKOWITZ -+

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

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certifi vs.
 Clyde Middleton and Christa Hobson
 Columbia County, No. 2010-CV-2106
 Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on September 14, 2011.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

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

/mcp

cc: Office of the Sheriff Real Estate Division

Attorney for Plaintiff

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certifi Plaintiff

COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-2106

V.

Clyde Middleton and Christa Hobson Defendant

(215) 790-1010

<u>AFFIDAVIT OF SERVICE</u> <u>OF</u> AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 27th day of July, 2011, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED
BEFORE ME THIS 28th DAY
OF JOLY , 2011

Mockan C Garthace

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Megan C. Paolucci - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 06, 2014

McCABE, WEISBERG & CONWAY, P.C. Attorneys for Plaintiff

Attorney for Plaintiff

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certifi Plaintiff

COLUMBIA COUNTY COURT OF COMMON PLEAS

NO: 2010-CV-2106

V.

Clyde Middleton and Christa Hobson Defendants

(215) 790-1010

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

1. Name and address of Owners or Reputed Owners

Name

Address

Clyde Middleton

20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Christa Hobson

20 Lower Woodcrest Road Berwick, Pennsylvania 18603

2. Name and address of Defendants in the judgment:

Name

Address

Clyde Middleton

20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Christa Hobson

20 Lower Woodcrest Road Berwick, Pennsylvania 18603

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

Name

Address

Plaintiff herein

4. Name and address of the last recorded holder of every mortgage of record; Name Address Plaintiff herein Option One Mortgage Corporation. 3 Ada a California Corporation Irvine, California 92618 5. Name and address of every other person who has any record lien on the property: Name Address The Berwick Area Joint Sewer c/o Anthony J. Mcdonald, Esquire Bull, Bull and Authority Knecht, LLP 106 Market Street Berwick, Pennsylvania 18603 6. Name and address of every other person who has any record interest in the property which may be affected by the sale: Name Address 7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: Name Address Tenants/Occupants 20 Lower Woodcrest Road Berwick, Pennsylvania 18603 Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard Commonwealth of Pennsylvania 110 North 8th Street Inheritance Tax Office Suite #204 Philadelphia, PA 19107 Commonwealth of Pennsylvania 6th Floor, Strawberry Square Bureau of Individual Tax Department #280601 Inheritance Tax Division Harrisburg, PA 17128 Department of Public Welfare Willow Oak Building TPL Casualty Unit Estate P.O. Box 8486 Recovery Program Harrisburg, PA 17105-8486

> Bureau of Compliance P.O. Box 281230

Harrisburg, PA 17128-1230

Harrisburg, PA 17128-1230

ATTN: Sheriff's Sales

Clearance Support Department 281230

PA Department of Revenue

Compliance

Commonwealth of Pennsylvania

Department of Revenue Bureau of

United Star f America

Internal Revenue S ce
Technical Support Group
William Green Federal Building

Room 3259 600 Arch Street

Philadelphia, PA 19106

Domestic Relations of Columbia

County

700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the

Middle District of PA

William J. Nealon Federal Bldg.

235 North Washington Avenue, Ste. 311

Scranton, PA 18503

and

Harrisburg Federal Building & Courthouse

228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States

U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

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.

July 27, 2011 DATE McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

By:_

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE KEVIN T. McQUAIL, ESQUIRE McCABE, WEISBERG AND CONWAY, P.C.

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

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID # 87830 KEVIN T. McQUAIL, ESQUIRE - ID # 307169

CHRISTINE L. GRAHAM, ESQUIRE - 1D # 309480

BRIAN T. LaMANNA, ESQUIRE - ID # 310321

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certifi

COURT OF COMMON PLEAS

Attorneys for Plaintiff

Plaintiff

COLUMBIA COUNTY

V.

Number 2010-CV-2106

Clyde Middleton and Christa Hobson

Defendants

DATE: July 27, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Clyde Middleton and Christa Hobson

PROPERTY: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

IMPROVEMENTS: Lot

The above-captioned property is scheduled to be sold at the Sheriff's Sale on September 14, 2011 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 ATTN: M. Paolucci-52688	nder Jonway, P.C. 80 52688	Check type of mail or service: Centified		Affix Stamn Here
	Article Number		Postage	S W STATE BOARS
Wells Fargo Bank Middleton -52688	, N.A.,, et al v.	Option One Mortgage Corporation, a California Corporation 3 Ada Traine College is 02510		**************************************
		Irvine, California 92618		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office			



SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2010CV2306

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

WEDNESDAY, AUGUST 03, 2011 AT 9:00 O'CLOCK A.M.

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

BEING KNOWN AS: 20 LOWER WOODCREST ROAD, BERWICK, PENNSYLVANIA 18603

TAX I.D.# 07-09A-013-04

THE IMPROVEMENTS THEREON ARE: LOT

ALL that certain piece or parcel of land situate in the Township or Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar set on the southerly right-of-way line of Alden Street, said rebar being at the northeast corner or other lands of Elias and Dorothy L. Guss, Lot No. 16; thence along said right-of-way line South 82 degrees 00 minutes 00 seconds East 100.00 feet to a rebar set at the north-west corner of other lands of Elias and Dorothy L. Guss, Lot No. 18; thence along the westerly line of Lot No. 18 South 08 degrees 00 minutes 00 seconds West 200.00 feet to a rebar set on the northerly line of lands of Richard E. and Jennifer Johnson (Record Book 522 Page 700); thence along the northerly line of lands said Johnson North 82 degrees 00 minutes 00 seconds West 100.00 feet to a rebar set at the southeast corner of Lot No. 16; thence along the easterly line of Lot No. 18 North 08 degrees 00 minutes 00 seconds East 200.00 feet to the place of beginning.

ning. CONTAINING 20,000 square feet of land in all.

BEING THE SAME PREMISES WHICH JUSTIN L. SALERNO AND CYNTHIA E SALER NO by deed dated August 17, 2006 and recorded September 7, 2006 in the office of the Recorder in and for Columbia County in Deed Book 735, Page 0920, granted and conveyed to Clyde Middleton and Christa Hobson, husband and wife.

PROPERTY ADDRESS: 20 LOWER WOODCREST ROAD, BERWICK, PA. 18603

UPI / TAX PARCEL NUMBER: 07-09A-013-04

Seized and taken into execution to be sold as the property of CLYDE MIDDLETON CHRISTA HOBSON in suit of WELLS FARGO BANK N.A.

TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to se paid in cash, certified check or cashier's check at time of sale. REMAINING RALABICE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight by days after the sale in cash, certified check or cashier's check. IMPORTAINI TOTROE FOR FAILURE TO PAY BID PRICE: A ACCOMPANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSECUENCES TO THE BIDDER. DO NOT BID LINE SS FUNDS ARE AVAILABLE FOR PAYMENT WITH-IN THE PRESCRIBED TIME PERIOD; if the successful bidder faile to pay the bid price as per the above terms, the Strintf may elect to either sue the bidder for the belance the without a resale of the property, or to reself the property at the bidder syick and maintain attaction against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney feas 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 advence written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: MCCABE, WEISBERG & CONWAY PC

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania www.sheriffofcolumbiacounty.com g to law deposes and says that Press Enterprise is rincipal office and place of business at 3185 of Columbia and State of Pennsylvania, and was nd has been published daily, continuously in said on the attached notice July 13, 20, 27, 2011 as of the officers or publisher or designated agent of which legal advertisement was published; that erested in the subject matter of said notice and in the foregoing statement as to time, place, and

 $\Omega(C_{2})$

27th day of July 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County

My Commission Expires July 3, 2015
MBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

......for publishing the foregoing notice, and the

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

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

SUTTE 499 145 HUGUENOT STREET NEW ROCHELLS, NY 10801 (914)-636-8900 GENERAL FAX (914) 636-8901 MEDIATION ONLY FAX (914) 819-5505 Also servicing Connecticus

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

> SUITE 201 402 (UNIVERSITY DRIVE FAIRFAX, VA 22030 (866) 656-0379

July 27, 2011

See www.mwe-law.com for Recoring

TERRENCE I. McCABE ***
MARC 5. WEISBERG **
EDWARD D. CONWAY **
MARGARET GAIRO **

OCHORAH K CURRANIA LAURA H.G. O'SULLIVANIA

GAYL C. SPIVAK --ANDREW L. MARKOWITZ --HEIDI R. SPIVAK --

LISA L WALLACE++

SCOTT T. TAGGART . MARISA I. COHEN -JASON BROOKS+

ERIN M. BRADY -KEVIN T. McQUAIL + ALEXANDRA T. GARCIA •

CORRIN DEMENT --ABBY K. MOYNIHAN ... CATHERINE WELKER '... ANTOINETTE N. MOORE ...

CHRISTINE GRAHAM • MELISSA A. SPOSATO • HEATHER WEINER! •

KICHARO A SUZOR, JR • MAKENNA E. PORCH •

LAURA LATTA ... BRIAN T. LeMANNA ... DIANA THEOLOGOU ... SHEERA G. ENGRISSEI "
SAMANTHA A. CLIFFORD • JO-ANN T. LAMBERT-O'NEILL *

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

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

Clyde Middleton and Christa Hobson Columbia County, Court of Common Pleas, No. 2010-CV-2106 Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the August 3, 2011 Sheriff's Sale. I am requesting at this time that you postpone this matter to the September 14, 2011 Sheriff's Sale.

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

Very truly yours,

R. Eric Thomas Legal Assistant

/ret

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

SIGNATURE

DATE

This is a communication from a debt collector.

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

facsimile TRANSMITTAL

to: Sheriff of Columbia County

fax #; 570-389-5625

re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3,

Asset-Backed Certificates, Series 2006-3

VS.

Clyde Middleton and Christa Hobson

date July 27, 2011

pages: 2

Please see the attached letter requesting that you postpone the Sheriff's Sale scheduled in the above-captioned matter.

From the desk of...

R. ERIC THOMAS LEGAL ASSISTANT McCABE, WEISBERG & CONWAY, P.C. 123 S. BROAD STREET, SUITE 2080 PHILADELPHIA, PA 19109

> 215-790-5701 Fax: 215-790-1274

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. MeCABE ***
MARC S. WEISBERG **
EDWARD D. CONWAY **
MARQARET GAIRO ***
LISA L. WALLACE ***
DEBORAH K. CURRAN**
LAURA H.G. O'SULLIVAN**
OAYL C. SPIVAK -**
ANDREW L. MARKOWITZ ***
HEIDI R. SPIVAK -**
SCOTT T. TAGGART -**
MARISA J. COHEN -*
JASON BROOKS **
ERIN M. BRADY -**
KEVIN T. MCQUALL -**
ALEXANDRA T. GARCIA -**
CORRIN DEMENT -**
ABBY K. MOYNGIAN -**
CATHERING WELKER '**
ANTOINETTE S. MOORE -**
CHRISTINE GRAHAM -**
MELISAA' SPOSATO -**
MEATHER WEINERT **
RICHARD J. SUZOE, JR -**
MAKENNA E. PORCIA **

**
MAKENNA E. PORCIA ***

SUITE 2080 123 SOUTH BROAD STREET PHILADELPHIA, PENNSYLVANIA 19109 (215) 790-1010 FAX (215) 790-1274 SUITE 303 216 HADDON AVENUE WESTMONT, NJ 08108 (856) 858-7080 FAX (856) 858-7020

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

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

Seq were, error law, sum for licenting key.

LAURA LATTA ..

FACSIMILE COVER LETTER

DATE: 7/27/11
TO: Sheriff Charaberlain of Columbia Cointy
TO: Sheriff Charaberlain of Columbia County RE: Wells Fargo V. Chyde Middleton a Christia Hobson
FAX NO: (570) 389-3625
TOTAL NUMBER OF PAGES INCLUDING THIS PAGE:
MESSAGE: Grood Morning Please use the attacked corrected legal as the deed's description
Very truly yours, (Theree a. Wallace
(2.67), 790-5983

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

July 11, 2011

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

- ** Licensed in PA & NI
 * Licensed in PA & NI
 ** Licensed in PA & NY
 * Licensed in NY
 ** Licensed in NJ

TERRENCE J McCABE***

MARC S. WEISBERG**

MARGARET GAIRO **

LISA L. WALLACE- f

GAYL C. SPIVAK*-

FRANK DUBIN -

HEIDL R. SPIVAK*

MARISA COHEN*

DIANN GREENS

FAITH MIROS

ERIN BRADY **

AARON NEAL ** KEVIN T MCQUAIL **

MATTHEW CONNOR*

THOMAS K. TESSMER «

SCOTT TAGGART*

EDWARD D. CONWAY ~

DEBORAH K. CURRAN-

LAURA H.G. O'SULLIVAN+*

ANDREW L MARKOWITZ *

KATHERINE SANTANGINIAA JASON BROOKS †

STEPHANIE H. HURLEY**

- Licensed in PA & WA
 *** Licensed in PA. NJ & NY
 Licensed in PA. NJ & NY
 Licensed in NY & CT
 Licensed in MD & DC

- Licensed in MD
 Minaging Attorney for NY
 Managing Attorney for MD
- Managing Attorney for NJ

 Licensed in VA

 Licensed in CT & NJ
- - Sheriff's Office

Columbia County Courthouse

35 West Main Street

Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

Clyde Middleton and Christa Hobson

Columbia County, Number 2010-CV-2106

Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Enclosed please find one copy of Affidavit of Service relative to the above-captioned matter.

Thank you for your cooperation in this matter.

Very truly yours,

Allyson Marcinkiewicz, Paralegal McCABE, WEISBERG & CONWAY, P.C.

TJM/amz Enclosures McCabe, Weisberg and Conway, P.C.
BY: TERRENCE J. McCabe, ESQUIRE - ID # 16496
MARC S. Weisberg, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA COHEN, ESQUIRE - ID # 87830
KEVIN T. McQUAIL, ESQUIRE - ID # 307169
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
123 South Broad Street, Suite 2080
Philadelphia, Pennsylvania 19109
(215) 790-1010

Attorneys for Plaintiff

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

ν.

Clyde Middleton and Christa Hobson

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2010-CV-2106

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, attorney, being duly sworn according to law, deposes and says that the following is true and correct to the best of his knowledge and belief:

- 1. That he is counsel for the above-named Plaintiff;
- 2. That on June 16, 2011 per the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendants, Clyde Middleton and Christa Hobson, by regular mail, certified mail, return receipt requested, addressed to 20 Lower Woodcrest Road Berwick, Pennsylvania 18603. True and correct copies of the letters, certified return receipt and certificate of mailing, are attached hereto, made a part hereof, and marked as Exhibit "A."
- 3. That on May 11, 2011, with the attached Court Order, Plaintiff served a true and correct copy of the Notice of Sheriff's Sale of Real Property upon the Defendants, Clyde Middleton and

Christa Hobson, by posting the same at the mortgaged premises known 20 Lower Woodcrest Road

Berwick, Pennsylvania 18603. True and correct copies of the Sheriff's Return of Service form indicating
the same are attached hereto, made a part hereof, and marked Exhibit "B."

SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF JULY, 2011

MOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Megan C. Paolucci - Notary Public
City of Philadelphia, Philadelphia County
MY COMMISSION EXPIRES JAN. 06, 2014

BY:

Attorneys of Plantiff
TERRENCE J. McCABE, ESQUIRE
MARC S. WEISBERG, ESQUIRE
EDWARD D. CONWAY, ESQUIRE
MARGARET GAIRO, ESQUIRE
ANDREW L. MARKOWITZ, ESQUIRE
HEIDI R. SPIVAK, ESQUIRE
KEVIN T. McQUAIL, ESQUIRE

CHRISTINE L. GRAHAM, ESQUIRE

625 62653 Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

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

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

Court of Common Pleas

Plaintiff

v.

Clyde Middleton and Christa Hobson

Defendants

Number 2010-CV-2106

ORDER

AND NOW, this Saday of Contact , 2011, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendants, Clyde Middleton and Christa Hobson, by regular mail and by certified mail, return receipt requested, to their last known address of 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603 and by posting the mortgaged premises of 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603.

BY THE COURT:

SI hours agains of

CORNA OF CORATS OFFICE

भारत अस्तुत्त्र ...

ATTOMOSPICAL INC.

EXHIBIT A

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

FAX (215) 790-1274

June 16, 2011

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

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

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

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

TERRENCE J. McCABE *** MARC S. WEISBERG ... EDWARD D. CONWAY ... MARGARET GAIRO ... LISA L. WALLACE of DEBORAH K. CURRAN+ LAURA H.G. O'SULLIVAN .. GAYL C. SPIVAK →
ANDREW L MARKOWITZ → HEIDL R. SPIVAK • SCOTT T. TAGGART • MARISA J. COHEN • JASON BROOKS : ERIN M. BRADY .. KEVIN T. McQUAIL+ ALEXANDRA T. GARCIA • CORRIN DEMENT A ABBY K. MOYNIHAN --CATHERINE WELKER '*' ANTOINETTE N. MOORE ~ CHRISTINE GRAHAM · MELISSA A. SPOSATO * HEATHER WEINERT • RICHARD J. SUZOR, JR. * MAKENNA E. PORCH * LAURA LATTA ...

See www.mwc-taw.com for ficensing key

Re:

Clyde Middleton 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

> Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

Clyde Middleton and Christa Hobson Columbia County; No. 2010-CV-2106 Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Clyde Middleton:

Enclosed is a Notice of Sheriff's Sale relative to the above-captioned matter.

Very truly yours,

Kelly Eccleston, Legal Assistant McCabe, Weisberg and Conway, P.C.

TJM/ke Enclosure

SENT VIA REGULAR MAIL AND CERTIFIED MAIL NUMBER 7010-3090-0000-8765-5902 RETURN RECEIPT REQUESTED

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

FAX (215) 790-1274

June 16, 2011

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

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

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

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

TERRENCE J. McCABE *** MARC S WEISBERG ... EDWARD D. CONWAY -MARGARET GAIRO ... LISA L. WALLACE ++ DEBORAH K. CURRAN ++ LAURA H.G. O'SULLIVAN ++ GAYL C. SPIVAK --ANDREW L. MARKOWITZ ... HEIDLR, SPIVAK + SCOTT T. TAGGART • MARISA J. COHEN • JASON BROOKS+ ERIN M. BRADY .. KEVIN T McOUAIL+ ALEXANDRA T. GARCIA -CORRIN DEMENT ABBY K. MOYNIHAN-+ CATHERINE WELKER '4' ANTOINETTE N. MOORE .. CHRISTINE GRAHAM • MELISSA A. SPOSATO -HEATHER WEINERT • RICHARD J. SUZOR, JR . MAKENNA E. PORCH -LAURA LATTA ...

See www.mwc-law.com for licensing key

Christa Hobson 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Re: Wells Fargo Bank, N.A., as Trustee for Option Onc Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS.

Clyde Middleton and Christa Hobson Columbia County; No. 2010-CV-2106 Premiscs: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Christa Hobson:

Enclosed is a Notice of Sheriff's Sale relative to the above-captioned matter.

Very truly yours,

Kelly Eccleston, Legal Assistant McCabe, Weisberg and Conway, P.C.

TJM/ke Enclosure

SENT VIA REGULAR MAIL AND CERTIFIED MAIL NUMBER 7010-3090-0000-8765-5919 RETURN RECEIPT REQUESTED

U.S. Postal Service 18 CERTIFIED MAIL RECEIPT Œ (Demestic Mail Only; No Insurance Coverage Provided) 591. 8765 Pustage 0000 Certile Line Return Modelpt Fee (Dodes-And) Mamoer-And) Postpath Hors Restricted Delivery Fac (Enclosement Required) 3090 7010 U.S. Postal Service CERTIFIED MAIL RECEIPT 5902 (Domestic Mail Only; No Insurance Coverage Provided) 8765 Postage Corblatd Fine Hatura Receipt Fee (Endorseinen: Requises) Restricted Delivery Fee (Endorsement Relations) 3040 7010

Name and Address of Ser McCabe, Weisberg and C 123 S. Broad St., Suite 20 Philadelphia, PA 19109 Attn. Kelly Eccleston 52688 CRFM	Name and Address of Sender McCabe, Weisberg and Conway, P.C. 123 S. Broad St., Suite 2080 Philadelphia, PA 19109 Attn Kelly Eccleston 52688 CRFM	Check type of mail or service: Certified Conservice: COD Certified Conservice: Registered Confirmation Return Receipt for Merchandise Confirmation Signature Confirmation	enational) handise	Affix Stamp H. (If issued as a cordificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt	lamp Here s a s a s a s a s a s a s a s a s a s			
1554	Article Number	Addressee Name, Street and PO Address	Postage	F.	(E)	Actual		
Wells Fa	Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3	Clyde Middleton 20 Lower Woodcrest Road Berwick, Pennsylvania 18603			Charge	I Regul	<u> </u>	
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Clyde M	Clyde Middleton and Christa Hobson			· .	····		1000 to 1000 t	ii iu
		Christa Hobson 20 Lower Woodcrest Road Berwick Pennsylvania 18603						
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PS Form 3877, August 2000	gust 2000	Complete by Typassites Int.	פיים וויס	,			ANALOGO CONTRACTOR CON	

Complete by Typewriter, Ink. or Ball Point Pen

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

52688

James D. Arter Chief Deputy

Timothy T. Chamberlain Sheriff



WELLS FARGO BANK N.A. vs.
CLYDE MIDDLETON (et al.)

Case Number 2010CV2106

SHERIFF'S RETURN OF SERVICE

05/11/2011 02:20 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: CLYDE MIDDLETON, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 20 LOWER WOODCREST ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

PAUL D'ANGELO, DEPUTY

SO ANSWERS.

1 1 m

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 11, 2011

NOTARY

Affirmed and subscribed to before me this

11TH day of

MAY

2011

86.3%

MCCABE, WEISBERG & CONWAY PC, Plaintiff Attorney

Ĵ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

WELLS FARGO BANK N.A. vs. CLYDE MIDDLETON (et al.)

Case Number 2010CV2106

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PAUL D'ANGELO, DEPUTY

SO ANSWERS,

May 11, 2011

TIMOTHY T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

11TH day of MAY 2011

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

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

24 HOUR PHONE (570) 784-6300

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

WELLS FARGO BANK NA

VS.

CLYDE MIDDLETON & CHRISTA HOBSON

WRIT OF EXECUTION #66 OF 2011 ED

POSTING OF PROPERTY

JUNE 28, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CLYDE MIDDLETON & CHRISTA HOBSON AT 20 LOWER WOODCREST RD
BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIE

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JUNE 2011

Jami B. Klene

From a Cierk of Sev Courses
Viv Com. Ex. 1st Monday in 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

VS.	RGO BANK N.A. DDLETON (et al.)				Number 0CV2106
	SERVICE	COVER SHE	ET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:	
Notes:	SHERIFF'S SALE BILL		and the second s		
Serve To:		Final Servi	se:		
Name:	(POSTING)	Served:	Personally · Adu	It In Charge	Posted · Oth
Primary Address:	20 LOWER WOODCREST ROAD BERWICK, PA 18603	Adult In Charge:	7050	FD	
Phone:	DOB:	Relation:	<u>}</u>	• . •	2.,,
Alternate Address:		Date:	06 28-11	Time:	1100
Phone:		Deputy:	D3N6570	Mileage:	
Attorney / (Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:			
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service Att	empt Notes:				
1.					****
2.					
3.					
4.					
5.					

SHERI. 'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

WELLS FARGO BANK N.A. vs. CLYDE MIDDLETON (et al.)

Case Number 2010CV2106

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PAUL D'ANGELO, DEPUTY

SO ANSWERS.

Timber 11 . l. l.

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 11, 2011

NOTARY

Affirmed and subscribed to before me this

11TH day of

MAY

2011

Moterial Segl SAPAH JANE KUMGAMAN Notery Hubble Town of Bloomshurg, Objectible County PA My Commission Express Personal SO, 2010

San Jack Chyann

MCCABE, WEISBERG & CONWAY PC, Plaintiff Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

WELLS FARGO BANK N.A. vs.
CLYDE MIDDLETON (et al.)

Case Number 2010CV2106

SHERIFF'S RETURN OF SERVICE

05/11/2011 02:20 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS UPON THE WITHIN NAMED DEFENDANT, TO WIT: CHRISTA HOBSON, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 20 LOWER WOODCREST ROAD, BERWICK, PA 18603 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

PAUL D'ANGELO, DEPUTY

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 11, 2011

NOTARY

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Notariul Seal SARAH JANE KLINGAMAN Notary Public Tawa phSteomisho gi Columbia County PA Ny Commission Expiren Se Frinder 30, 2012

Affirmed and subscribed to before me this

11TH day of

MAY

2011

Anan Jane Klingama

MCCABE, WEISBERG & CONWAY PC, Plaintiff Attorney

LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

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

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

MARC S. WEISBERG --EDWARD D. CONWAY -MARGARET GAIRO ··· LISA L. WALLACE ++ DEBORAH K. CURRAN±. LAURA H.G. O'SULLIVAN+. GAYL C. SPIVAK --ANDREW L. MARKOWITZ ... HEIDI R. SPIVAK • SCOTT T. TAGGART • MARISA J. COHEN . JASON BROOKS • ERIN M. BRADY .. KEVIN T. McQUAIL . ALEXANDRA T. GARCIA + CORRIN DEMENT ** ABBY K. MOYNIHAN CATHERINE WELKER '4' ANTOINETTE N. MOORE --CHRISTINE GRAHAM • MELISSA A. SPOSATO A HEATHER WEJNERT • RICHARD J. SUZOR, JR . MAKENNA E, PORCH A LAURA LATTA ..

TERRENCE J. McCABE ***

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

June 3, 2011

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

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

See www.mwc-law corn for licensing key.

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

Re:

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 vs. Clyde Middleton and Christa Hobson Columbia County, No. 2010-CV-2106 Premises: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped selfaddressed envelope provided. The property is currently scheduled for Sheriff Sale on August 3, 2011.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

David Della Lerra Daniel DellaPenna, Legal Assistant McCabe, Weisberg and Conway, P.C.

/DDP

cc: Office of the Sher of/Real Estate Division

McCABE, WEISBERG & CONWAY, P.C. TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO; ESQUIRE - ID # 34419 123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

Attorney for Plaintiff

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 Plaintiff COLUMBIA COUNTY
COURT OF COMMON PLEAS

Number 2010-CV-2106

V.

Clyde Middleton and Christa Hobson Defendant

AFFIDAVIT OF SERVICE OF AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 3rd day of June, 2011, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS

OF JULION

NOTARY PUBLIC

COMMONWEALTH DE PENNSYLVANIA

NOTARIAL GEAL Barbara J. Moyer-Notary Public City of Philadelphia, Philadelphia County

MY COMMISSION EXPIRES JAN. 12, 2014

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

McCABE, WEISBERG & CONWAY, P.C. TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - ID # 17616 EDWARD D. CONWAY, ESQUIRE - ID # 34687 MARGARET GAIRO, ESQUIRE - ID# 34419 123 South Broad Street, Suite 2080 Philadelphia, Pennsylvania 19109 (215) 790-1010

Attorney for Plaintiff

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 Plaintiff

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COLUMBIA COUNTY COURT OF COMMON PLEAS

NO: 2010-CV-2106

Clyde Middleton and Christa Hobson Defendants

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

The undersigned attorney for Plaintiff in the above action sets forth the following information concerning the real property located at 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property is attached hereto.

l. Name and address of Owners or Reputed Owners

> Name Address

Clyde Middleton 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Christa Hobson 20 Lower Woodcrest Road

2. Name and address of Defendants in the judgment:

> Name Address

Clyde Middleton 20 Lower Woodcrest Road

Berwick, Pennsylvania 18603

Berwick, Pennsylvania 18603

Christa Hobson 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

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

Name Address Plaintiff herein 4. Name and address of the last recorded holder of every mortgage of record: Name Address Plaintiff herein Name and address of every other person who has any record lien on the property: Nar e Address The Berwick Area Joint Sewer c/o Anthony J. Medonald, Esquire Bull, Bull and Authority Knecht, LLP 106 Market Street Berwick, Pennsylvania 18603 Name and address of every other person who has any record interest in the property which may be affected by the sale: Name Address Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: Name-Address Tenants/Occupants 20 Lower Woodcrest Road Berwick, Pennsylvania 18603 Coramonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard Commonwealth of Pennsylvania 110 North 8th Street Inheritance Tax Office Suite #204 Philadelphia, PA 19107 Cor monwealth of Pennsylvania 6th Floor, Strawberry Square

Department #280601

Harrisburg, PA 17128

5.

6.

7.

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

Bureau of Individual Tax

Inheritance Tax Division

PA Department of Revenue

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

Commonwealth of Pennsylvania Department of Revenue Bureau of Corapliance

Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales

United States of America

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

Domestic Relations of Columbia County

700 Sawmill Road Bloomsburg, PA 17815

United States of America

c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and

Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United States

U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001

United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

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

June 3, 2011 DATE McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE MARC S. WEISBERG, ESQUIRE EDWARD D. CONWAY, ESQUIRE MARGARET GAIRO, ESQUIRE McCABE, WEISBERG AND CONWAY, P.C.

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

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

Attorneys for Plaintiff

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

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

COURT OF COMMON PLEAS

Plaintiff

COLUMBIA COUNTY

v.

Number 2010-CV-2106

Clyde Middleton and Christa Hobson

Defendants

DATE: June 3, 2011

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Clyde Middleton and Christa Hobson

PROPERTY: 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603

IMPROVEMENTS: Lot

The above-captioned property is scheduled to be sold at the Sheriff's Sale on August 3, 2011 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

Name McCa 123 S. Philac	``	Check type of mail or service: C Certified C Recorded Delivery (International) C COD C Registered Delivery Confirmation Reports Mail Signature Confirmation Insured		OZ 1R Prince BOWES
Line	Article Number		Робиде	0002095409 \$ 05.000
1	Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 Plaintiff	The Berwick Area Joint Sewer Authority c/o Anthony J. Mcdonald, Esquire Bull, Bull and Knecht, LLP 106 Market Street Berwick, Pennsylvania 18603		ZIPCODE:
2	Defendants	Tenants/Occupants		
2		Tenants/Occupants 20 Lower Woodcrest Road Berwick, Pennsylvania 18603		
ង		Commonwealth of Pennsylvania Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard		
4		Commonwealth of Pennsylvania Inheritance Tax Office 110 North 8th Street Suite #204 Philadelphia, PA 19107		
, s		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128		
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486	4 d W	
7		PA Department of Revenue Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230	W-3 an)	
> 00		Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATIN: Sheriff's Sales		

	T Lis	14	13	12	=	10	9
	Number of Pieces Listed by Sender 14						
	Total Number of Pieces Received at Post Office			3 - 1-1-1-1			
- The state of the		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001	United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001	United States of America Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754	United States of America c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Stc. 311 Scranton, PA 18503	Domestic Relations of Columbia County 700 Sawmill Road Bloomsburg, PA 17815	United States of America Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106

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A Company of the Comp

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 MARC S. WEISBERG, ESQUIRE - 1D # 17616 EDWARD D. CONWAY, ESQUIRE - ID #34687 MARGARET GAIRO, ESQUIRE - ID # 34419

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

ν.

Attorneys for Plaintiff

BRIAR CREEK

CIVIL ACTION LAW

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

Clyde Middleton and Christa Hobson

COURT OF COMMON PLEAS

COLUMBIA COUNTY

Number 2010-CV-2106

CTY/TWP TAK PD 3-8-11

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To:

Clyde Middleton 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Christa Hobson 20 Lower Woodcrest Road Berwick, Pennsylvania 18603

Your house (real estate) at 20 Lower Woodcrest Road, Berwick, Pennsylvania 18603 is scheduled to be sold at Sheriff's Sale on August 3, 2011 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$176,026.67 obtained by Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 against you.

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

To prevent this Sherites Sale you must take immediate action:

- 1, The sale will be canceled if you pay to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause,
- 3, You may also be able to stop the sale through other legal proceedings.

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

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

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer

Cert. NO: 10225

MIDDLETON CLYDE 20 LOWER WOODCREST ROAD BERWICK PA 18603

Date: 05/11/2011

District: BRIARCREEK TWP Deed: 20060 -9332 Location: LOT 17 Parcel Id:07 -09A-013-04,000

Assessment: 50,121 Balances as of 05/11/2011

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

By: Columbia County Shariffer:



May 11, 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 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3

VS.

CLYDE MIDDLETON CHRISTA HOBSON

DOCKET # 2010CV2106

Dear Timothy:

The amount due on the sewer account #201900 for the property located at 20 Lower Woodcrest Road Berwick, Pa through September 30, 2011 is \$6,346.25. This amount includes lien fees and fees to tap to public sewer.

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

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Timothy T. Chamberlain Sheriff



vs.	RGO BANK N.A. DDLETON (et al.)				Number CV2106		
	SERVICE	COVER SHE	ET				
Service Details:							
Category:	Real Estate Sale - Sale Notice			Zone:			
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	area?	İ		<u> </u>		
				•••			
Serve To:		Final Service: 22					
Name:	BERWICK AREA JOINT SEWER	Served: Adult In Charge:	Personally · Adult In Charge · Posted · Other				
Primary Address:	106 MARKET STREET BERWICK, PA 18603		SALLY	NAS47	KA		
Phone:	DOB:	Relation:	18606	SEC			
Alternate Address:		Date:	05/10/11	Time:	1515		
Phone:		Deputy:	DANGELO	Mileage:			
Attorney / 0	Originator:						
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	F				
Service Att	empts:						
Date:		7					
Time:							
Mileage:							
Deputy:							
Service Att	empt Notes:						
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. DDLETON (et al.)				Number CV2106
	SERVICE	COVER SHE	EET		
Service De					
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S R	IGHTS		
	POST 14 Vacant				
Serve To:		Final Servi	ce:		
Name:	CLYDE MIDDLETON	Served:	Personally Adu	ilt In Charge ·	Posted · Oth
Primary Address:	20 LOWER WOODCREST ROAD BERWICK, PA 18603	Adult In Charge:	UACANT	1 200	580
Phone:	DOB:	Relation:			
Alternate Address:		Date:	051011	Time:	1420
Phone:		Deputy:	DANGELO	Mileage:	
Attorney / (Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	:		
Service Att	empts;				
Date:					
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Mileage:					
Deputy:				::	
Service Att	empt Notes:				
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. DDLETON (et al.)				Number CV2106
··	SERVICE	COVER SHE	ET		
Service De					
Category:	Real Estate Sale - Sale Notice		······································	Zone:	
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	AND DEBTOR'S R	IGHTS	////	······································
	Post if vacant				
Serve To:		Final Servi	:e ;		, and a second
Name:	CHRISTA HOBSON	Served:	Personally Adu	It In Charge	Posted Oth
Primary Address:	20 LOWER WOODCREST ROAD BERWICK, PA 18603	Adult In Charge:	VACANT	-/ Pos:	πρ
Phone:	DOB;	Relation:			
Alternate Address:		Date:	05-10-11	Time:	1420
Phone:	*	Deputy:	DANGECO	Mileage:	
Attorney / C	Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:			
Service Att	empts:				
Date:					
Time:					
Mileage:					······
Deputy:					
Service Att	empt Notes:				
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Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

vs.	RGO BANK N.A. DDLETON (et al.)				Number CV2106
	SERVICE	COVER SHE	ET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		Zone:		
Manner: Notes: Serve To:	< Not Specified >	Expires:	06/03/2011	Warrant:	
	PLAINTIFF NOTICE OF SHERIFF'S SALE A		GHTS		i
		Final Servic			
Name:	BERWICK SEWER	Served:	Personally · Adul	lt In Charge · F	Posted Oth
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	Adult In Charge:		GREEN	
Phone:	DOB:	Relation:			
Alternate Address:		Date:	05/10/11 PANGE (>	Time:	1430
Phone:		Deputy:	PANGECZ	Mileage:	
Attorney / (Originator:				
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:			······································
Service Att	empts:				
Date:					
Time:					
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Service Att	empt Notes:				
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BER

Timothy T. Chamberlain Sheriff



WELLS FA vs. CLYDE MII			Number CV2106			
	SERVI	CE COVER SHE	ET	<u>.</u>		
Service De	tai(s:					
Category:	Real Estate Sale - Sale Notice			Zone:		
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:		
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SA		GHTS			
	PROPERTY BC. TO	DP.				
Serve To:		Final Servic	e;			
Name:	Connie C. Gingher	Served:	Personally · Adu	lt In Charge	Posted · Oth	
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult in Charge:	JOAN	ROTHER	У	
Phone:	570-752-7442 DOB :	Relation:				
Alternate Address:	ROTHERY 122 TWIN CHURCH RD.	Date:	05/10/11	Time:	1565	
Phone:	350 WICH	Deputy:	DANGE LO	Mileage:		
Attorney / (Driginator:					
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	,			
Service Att	empts:					
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Service Att	empt Notes:					
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Timothy T. Chamberlain Sheriff



vs.	RGO BANK N.A. DDLETON (et al.)				Number CV2106
	SERVICE	COVER SH	EET	· · · ·	
Service De	tālis:				
Category:	Real Estate Sale - Sale Notice		****	Zone:	
Manner:	< Not Specified >	Expires:	06/03/2011	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	····	RIGHTS		
Serve To:		Final Servi	ce:		
Name:	DOMESTIC RELATIONS	Served:	Personally Adu	ilt In Charge	Posted · Othe
Primary Address:	28 PERRY AVE BLOOMSBURG, PA 17815	Adult In Charge:	Marcon	O/e	
Phone:	DOB:	Relation:	CSR		
Alternate Address:	***************************************	Date:	05/16/11	Time:	1448
Phone:		Deputy:	76	Mileage:	
Attorney / C	Originator:	PEGER STREET			
Name:	MCCABE, WEISBERG & CONWAY PC	Phone:			
Service Att	empts:				
Date:					
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Deputy:			. :		·
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Timothy T. Chamberlain Sheriff



_	VS.	RGO BANK N.A. DDLETON (et al.)		Case Number 2010CV2106	
<u>.</u>		SERVICE	COVER SH	EET	
750	Service Del	tails:			
EAP: U6/U3/201	Category:	Real Estate Sale - Sale Notice		Zone:	.,
ž.	Manner:	< Not Specified >	Expires:	06/03/2011 <i>Warrant:</i>	
	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	AND DEBTOR'S F	RIGHTS	
C 0 1 4 1	Serve To:		Final Servi		Participation of the state of t
{ -^	Name:	COLUMBIA COUNTY TAX CLAIM	Served:	Personally · Adult In Charge · Posted	—,— Other
ב ב	Primary	PO BOX 380	Adult In		Zerioi
Į Į		BLOOMSBURG, PA 17815	Charge:	Heather Hyath	
	Phone:	DOB:	Relation:	Cherk	
	Alternate Address:		Date:	05/10/11 Time: 08/5	· · · · · · · · · · · · · · · · · · ·
	Phone:		Deputy:	6 Mileage:	
2	Attorney / (Originator:			
	Name:	MCCABE, WEISBERG & CONWAY PC	Phone:	-	
20 20	Service Att	empts:			
	Date:				
7.	Time:				
2	Mileage:				
20102	Deputy:				
33 33	Service Atti	empt Notes:			
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•	6.				

Timothy T. Chamberlain Sheriff



SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: 08/03/2011 Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally Adult In Charge Posted Oth Adult In Charge: BERWICK, PA 18603 Charge: Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: MCCABE, WEISBERG & CONWAY PC Phone: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	VS.	RGO BANK N.A. DDLETON (et al.)				Number OCV2106
Category: Real Estate Sale - Posting - Sale Bill Manner: < Not Specified > Expires: 06/03/2011 Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally · Adult In Charge · Posted · Other Charge: Posted · Other Charge: Primary Address: Dob: Relation: Alternate Address: Date: Time: Alternate Address: Deputy: Mileage: Attorney / Originator: Name: MCCABE, WEISBERG & CONWAY PC Phone: Service Attempts: Deputy: Service Attempts: Deputy: Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.		SERVICE	COVER SH	EET		
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Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: Phone: Deputy: Mileage: Attorney / Originator: Name: MCCABE, WEISBERG & CONWAY PC Phone: Service Attempts: Deputy: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:		Final Servi	ce:		
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Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	MCCABE, WEISBERG & CONWAY PC	Phone:			
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