

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV91

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

WEDNESDAY, SEPTEMBER 11, 2013
AT 9:00 O'CLOCK A.M.

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

All that certain piece, parcel or tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route 784, said point being the northeast corner of Lot No. 3 of the R. Hanna Subdivision; thence through Township Route 784 and along line of Lot No. 3, South 15°02'40" East, 801 feet to an iron pin (set); thence along Lot No. 6 of the R. Hanna Subdivision, North 84°07'45" East 434.84 feet to an iron pin (found); thence along lands now or formerly of Harry Wenner, et ux, North 76°51' 50" East, 278.09 feet to an iron pin found at the Columbia County line; thence along lands now or formerly of R. Cope, North 13°08'10" West, 637.29 feet to an iron pipe (found); thence along lands now or formerly of Boston, South 54°44'15" West, 722.99 feet to an iron pin (found) bent; thence along the same North 15°02'40" West, 530.08 feet to a point in the center of Township Route 784; thence along the center line of Township Route 784, South 38°02'05" West, 62.54 feet to the point and place of beginning.

Containing 8.39 acres of land.

Being known and designated as Lot No. 1 on the R. Hanna Subdivision II, dated September 19, 2002, revised October 29, 2002, revised November 27, 2002 and last revised February 4, 2003, approved by the Columbia County Planning Commission on February 18, 2003, recorded in Columbia County Recorder's Office in Map Book 8, Page 360.

Subject to all notations recorded in Map Book 8, Page 360.

Under and subject to the following covenants, restrictions and reservations:

A. No single wide trailers or mobile homes will be erected or placed upon the Premises. Double-wide or modular units are permitted.

B. The Premises will not be used for the storage or accumulation of garbage, refuse, junk, disabled vehicles, unlicensed vehicles, vehicles without current inspection stickers or other unsightly or unsanitary accumulations.

C. The Premises will not be used for the operation of any commercial or industrial enterprises, and no building for commercial or industrial enterprises shall be erected on the Premises.

D. These restrictions shall be enforceable by Seller, as Grantor, and the owners of any other lots in the subdivision of which the Premises is a portion. These restrictions shall run with the land and shall burden the ownership thereof.

E. Should Grantee, as Grantee, fail to comply with any of the foregoing restrictions, Grantee will be responsible for all costs and expenses, including attorney fees, incurred in any action against Grantee to enforce Grantee's compliance therewith and/or to recover damages by reason of Grantee's breach thereof.

Being Parcel No. 03-12-011-07

Being the same premises which Ronald A. Hanna and Debra C. Hanna, h/w, by Deed dated February 13, 2004, and recorded February 17, 2004, in the Columbia County Recorder of Deeds Office, as Instrument No. 2204011597, granted and conveyed unto Linda S. Faber, in fee simple.

Title to said Premises vested in Jason S. Keller and Wendy S. Furgason, both single persons, as joint tenants with the right of survivorship by Deed from Linda S. Faber, single dated 07/28/2006 and recorded 08/07/2006 in the Columbia County Recorder of Deeds in Instrument No. 200608017.

Being known as 136 Strawberry Lane, Stillwater, PA 17878

Tax Parcel Number: 03-12-011-07

PROPERTY ADDRESS: 136 STRAWBERRY LANE, STILLWATER, PA 17878

UPI / TAX PARCEL NUMBER: 03-12-011-07

Seized and taken into execution to be sold as the property of JASON KELLER, WENDY FURGASON, WENDY FURGASON in suit of THE BANK OF NEW YORK MELLON.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans # 28322 Carrier / service: POST 2PM 6/27/2013

Ship to: 28322

WENDY FURGASON

19559 CHICKEN RIDGE ROAD

Tracking #: 9171924291001000023784

Doc Ref #: 109ED2013

RICHLAND WI 53581
CENTER

Document Receipt

Trans # 28320 Carrier / service: POST 2PM 6/27/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000023777

Doc Ref #: 109ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 28319 Carrier / service: POST 2PM 6/27/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000023760

Doc Ref #: 109ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 28318 Carrier / service: POST 2PM 6/27/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000023753

Doc Ref #: 109ED2013

Document Receipt

Trans # 28317 Carrier / service: POST 2PM 6/27/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000023746

Doc Ref #: 109ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 28316 Carrier / service: POST 2PM 6/27/2013

Ship to: 28316

CENTRAL TAX BUREAU OF PA, INC.

20 EMERSON LANE

Tracking #: 9171924291001000023739

Doc Ref #: 109ED2013

BRIDGEVILLE PA 15017

Document Receipt

Trans # 28315 Carrier / service: POST 2PM 6/27/2013

Ship to: 28315

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 9171924291001000023722

Doc Ref #: 109ED2013

BANGOR PA 18013

Document Receipt

Trans # 28314 Carrier / service: POST 2PM 6/27/2013

Ship to: 28314

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000023715

Doc Ref #: 109ED2013

HARRISBURG PA 17105

REAL ESTATE OUTLINE

ED# 109-13

DATE RECEIVED 6-25-13
DOCKET AND INDEX 6-27-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LKA
NON-MILITARY AFFIDAVIT
NOTICES OF SHERIFF SALE
WAIVER OF WATCHMAN
AFFIDAVIT OF LIENS LIST
CHECK FOR \$1,350.00 OR CK# 105386

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

SALE DATE Sept. 11, 13 TIME 1000
POSTING DATE Aug. 27, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 27
2ND WEEK 02
3RD WEEK Sept. 4, 13

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.

Richard M. Milstead, Esq.

Nelson Diaz, Esq. PA & NJ

Mary L. Harbert Bell, Esq. PA & NJ

Patrick J. Wesner, Esq. PA & NJ

Mark E. Herrera, Esq. PA & NJ

Ryan A. Gower, Esq. PA & NJ

Whitney E. Weinkle, Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, New Jersey 08002

TEL (856) 482-1400 FAX (856) 482-9190

www.milsteadlaw.com

Pennsylvania Location:

7 N. Columbus Boulevard #200

Philadelphia, PA 19106-1422

Phone: (215) 717-0043

Fax: (215) 717-0044

Our File No. 45 16593

June 10, 2013

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

**Re: The Bank of New York Mellon, et al
vs.**

**Jason Keller a/k/a Jason S. Keller and Wendy Furgason a/k/a Wendy S. Furgason
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Jason Keller a/k/a Jason S. Keller
136 Strawberry Lane, Stillwater, PA 17878**

Also post the handbill on the mortgage premises listed below:

136 Strawberry Lane, Stillwater, PA 17878

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14

Plaintiff,

vs.

Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2012-CV -91-MF

2013-ED-109

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

136 Strawberry Lane, Stillwater, PA 17878
(see legal description attached)

AMOUNT DUE	\$ 201,710.99
INTEREST	
From 01/26/2013 to Date	\$ _____
of Sale at \$40.73 per diem	
TOTAL DUE	\$ _____
Plus costs as endorsed	

Dated: 06-25-13

(SEAL)

Barbara R. Smith-Acting
(clerk) Office of Judicial Support, Common
Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2014

No. 2012-CV -91-MF

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

The Bank of New York Mellon FKA The Bank of New
York, as trustee for the certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series 2006-14

vs.

Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason

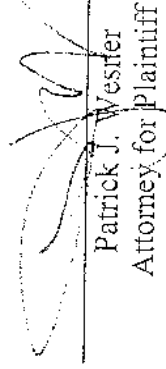
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Westfer
Attorney for Plaintiff

Address: 136 Strawberry Lane, Stillwater, PA 17878
19559 Chicken Ridge Road, Richland Center,
WI 53581

Where papers may be served

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Beginning at a point in the center of Township Route 784, said point being the northeast corner of Lot No. 3 of the R. Hanna Subdivision; thence through Township Route 784 and along line of Lot No. 3, South $15^{\circ}02'40''$ East, 801 feet to an iron pin (set); thence along Lot No. 6 of the R. Hanna Subdivision, North $84^{\circ}07'45''$ East 434.84 feet to an iron pin (found); thence along lands now or formerly of Harry Wenner, et ux, North $76^{\circ}51'50''$ East, 278.09 feet to an iron pin found at the Columbia County line; thence along lands now or formerly of R. Cope, North $13^{\circ}08'10''$ West, 637.29 feet to an iron pipe (found); thence along lands now or formerly of Boston, South $54^{\circ}44'15''$ West, 722.99 feet to an iron pin (found) bent; thence along the same North $15^{\circ}02'40''$ West, 530.08 feet to a point in the center of Township Route 784; thence along the center line of Township Route 784, South $38^{\circ}02'05''$ West, 62.54 feet to the point and place of beginning.

Containing 8.39 acres of land.

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Subject to all notations recorded in Map Book 8, Page 360.

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Being Parcel No. 03-12-011-07

Being the same premises which Ronald A. Hanna and Debra C. Hanna, h/w, by Deed dated February 13, 2004, and recorded February 17, 2004, in the Columbia County Recorder of Deeds Office, as Instrument No. 200401597, granted and conveyed unto Linda S. Faber, in fee simple.

Title to said Premises vested in Jason S. Keller and Wendy S. Furgason, both single persons, as joint tenants with the right of survivorship by Deed from Linda S. Faber, single dated 07/28/2006 and recorded 08/07/2006 in the Columbia County Recorder of Deeds in Instrument No. 200608017.

Being known as 136 Strawberry Lane, Stillwater, PA 17878
Tax Parcel Number: 03-12-011-07

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 45.16593

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

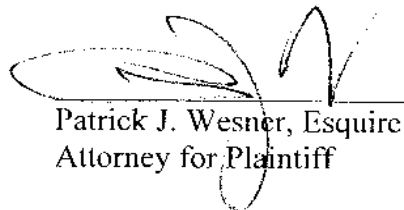
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- An FHA Mortgage
- Non-owner occupied
- Vacant
- Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 45.16593

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

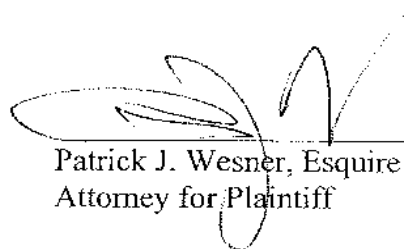
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- An FHA Mortgage
- Non-owner occupied
- Vacant
- Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
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Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

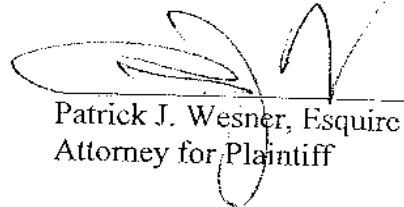
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- An FHA Mortgage
- Non-owner occupied
- Vacant
- Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
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FKA THE BANK OF NEW YORK, AS
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CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,
vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

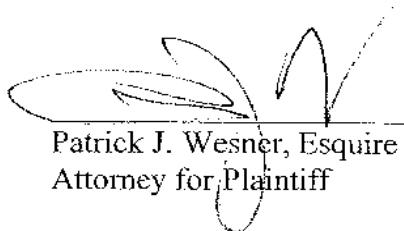
CERTIFICATION

CERTIFICATION

Patrick J. Wesner, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- An FHA Mortgage
- Non-owner occupied
- Vacant
- Act 91 Procedures have been fulfilled

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

File Number: 45.16593

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14, Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 136 Strawberry Lane, Stillwater, PA 17878:

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

Jason Keller
a/k/a Jason S. Keller
136 Strawberry Lane
Stillwater, PA 17878

Wendy Furgason
a/k/a Wendy S. Furgason
19559 Chicken Ridge Road
Richland Center, WI 53581

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

Same as above

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

The Bank of New York Mellon FKA
The Bank of New York, as trustee for
the certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
475 Crosspoint Parkway
Getzville, NY 14068

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

The Bank of New York Mellon FKA
The Bank of New York, as trustee for
the certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
475 Crosspoint Parkway
Getzville, NY 14068

Mortgage Electronic Registration
Systems, Inc., acting solely as nominee
for Countrywide Home Loans, Inc.
P.O. Box 2026
Flint, MI 48501

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

None Known

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

None Known

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

Tenant/Occupant
136 Strawberry Lane
Stillwater, PA 17878

Benton Township Tax Office
85 Gordon Road
Benton, PA 17814

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

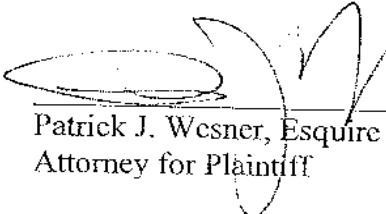
Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Benton Area School District
600 Green Acres Road
Benton, PA 17814

Central Tax Bureau of Pennsylvania, Inc.
20 Emerson Lane, Suite 905
Bridgeville, PA 15017

I verify that the statements made in the 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.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
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Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

109-13

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a/k/a Jason S. Keller
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Stillwater, PA 17878

Wendy Furgason
a/k/a Wendy S. Furgason
19559 Chicken Ridge Road
Richland Center, WI 53581

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

Same as above

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

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The Bank of New York, as trustee for
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Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
475 Crosspoint Parkway
Getzville, NY 14068

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

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Getzville, NY 14068

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Systems, Inc., acting solely as nominee
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P.O. Box 2026
Flint, MI 48501

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

None Known

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

None Known

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

Tenant/Occupant
136 Strawberry Lane
Stillwater, PA 17878

Benton Township Tax Office
85 Gordon Road
Benton, PA 17814

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


Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Benton Area School District
600 Green Acres Road
Benton, PA 17814

Central Tax Bureau of Pennsylvania, Inc.
20 Emerson Lane, Suite 905
Bridgeville, PA 15017

I verify that the statements made in the 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.


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 45.16593

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14, Plaintiff in the above entitled cause of action, sets forth as of the date the Praeceptum for Writ of Execution was filed the following information concerning the real property located at 136 Strawberry Lane, Stillwater, PA 17878:

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

Jason Keller
a/k/a Jason S. Keller
136 Strawberry Lane
Stillwater, PA 17878

Wendy Furgason
a/k/a Wendy S. Furgason
19559 Chicken Ridge Road
Richland Center, WI 53581

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

Same as above

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

The Bank of New York Mellon FKA
The Bank of New York, as trustee for
the certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
475 Crosspoint Parkway
Getzville, NY 14068

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

The Bank of New York Mellon FKA
The Bank of New York, as trustee for
the certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
475 Crosspoint Parkway
Getzville, NY 14068

Mortgage Electronic Registration
Systems, Inc., acting solely as nominee
for Countrywide Home Loans, Inc.
P.O. Box 2026
Flint, MI 48501

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

None Known

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Department of Domestic Relations
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Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 45.16593

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Plaintiff,

vs.

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Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

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COLUMBIA COUNTY**

No.: 2012-CV -91-MF

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Wendy Furgason
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Asset-Backed Certificates, Series 2006-14
(Plaintiff herein)
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Getzville, NY 14068

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Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: June 10, 2013

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason

PLAINTIFF/SELLER: The Bank of New York Mellon FKA The Bank of New
York, as trustee for the certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series 2006-14

DEFENDANT(S): Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason

PROPERTY: 136 Strawberry Lane
Stillwater, PA 17878
(Improvements erected thereon)

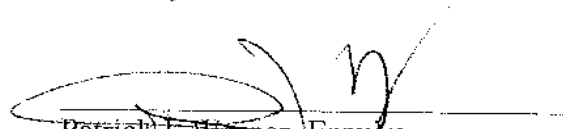
JUDGMENT AMOUNT: \$201,710.99

COLUMBIA COUNTY
No.: 2012-CV -91-MF

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

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

Sincerely,



Patrick J. Wesner, Esquire
MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 45.16593

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-14**

Plaintiff,

vs.

**Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV -91-MF

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT
TO P.A.R.C.P.3129**

TAKE NOTICE:

Your house (real estate) at 136 Strawberry Lane, Stillwater, PA 17878, is scheduled to be sold at sheriff's sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$201,710.99 obtained by The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

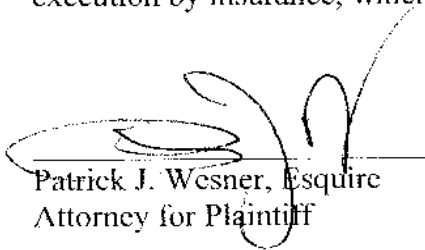
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
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 on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
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 YOU 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.

Lawyers Referral and Information Service
Columbia County Bar Association
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

WAIVER OF WATCHMAN

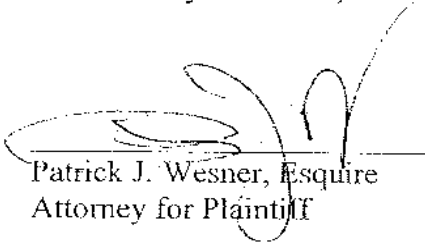
Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

WAIVER OF WATCHMAN

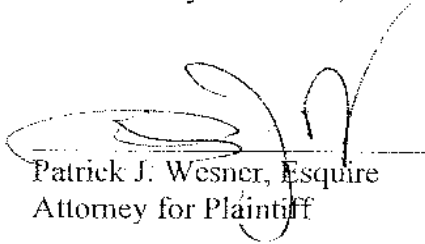
Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

All that certain piece, parcel or tract of land situate in Benton Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Route 784, said point being the northeast corner of Lot No. 3 of the R. Hanna Subdivision; thence through Township Route 784 and along line of Lot No. 3, South 15°02'40" East, 801 feet to an iron pin (set); thence along Lot No. 6 of the R. Hanna Subdivision, North 84°07'45" East 434.84 feet to an iron pin (found); thence along lands now or formerly of Harry Wenner, et ux, North 76°51'50" East, 278.09 feet to an iron pin found at the Columbia County line; thence along lands now or formerly of R. Cope, North 13°08'10" West, 637.29 feet to an iron pipe (found); thence along lands now or formerly of Boston, South 54°44'15" West, 722.99 feet to an iron pin (found) bent; thence along the same North 15°02'40" West, 530.08 feet to a point in the center of Township Route 784; thence along the center line of Township Route 784, South 38°02'05" West, 62.54 feet to the point and place of beginning.

Containing 8.39 acres of land.

Being known and designated as Lot No. 1 on the R. Hanna Subdivision II, dated September 19, 2002, revised October 29, 2002, revised November 27, 2002 and last revised February 4, 2003, approved by the Columbia County Planning Commission on February 18, 2003, recorded in Columbia County Recorder's Office in Map Book 8, Page 360.

Subject to all notations recorded in Map Book 8, Page 360.

Under and subject to the following covenants, restrictions and reservations:

A. No single wide trailers or mobile homes will be erected or placed upon the Premises. Double-wide or modular units are permitted.

B. The Premises will not be used for the storage or accumulation of garbage, refuse, junk, disabled vehicles, unlicensed vehicles, vehicles without current inspection stickers or other unsightly or unsanitary accumulations.

C. The Premises will not be used for the operation of any commercial or industrial enterprises, and no building for commercial or industrial enterprises shall be erected on the Premises.

D. These restrictions shall be enforceable by Seller, as Grantor, and the owners of any other lots in the subdivision of which the Premises is a portion. These restrictions shall run with the land and shall burden the ownership thereof.

E. Should Grantee, as Grantee, fail to comply with any of the foregoing restrictions, Grantee will be responsible for all costs and expenses, including attorney fees, incurred in any action against Grantee to enforce Grantee's compliance therewith and/or to recover damages by reason of Grantee's breach thereof.

Being Parcel No. 03-12-011-07

Being the same premises which Ronald A. Hanna and Debra C. Hanna, h/w, by Deed dated February 13, 2004, and recorded February 17, 2004, in the Columbia County Recorder of Deeds Office, as Instrument No. 200401597, granted and conveyed unto Linda S. Faber, in fee simple.

Title to said Premises vested in Jason S. Keller and Wendy S. Furgason, both single persons, as joint tenants with the right of survivorship by Deed from Linda S. Faber, single dated 07/28/2006 and recorded 08/07/2006 in the Columbia County Recorder of Deeds in Instrument No. 200608017.

Being known as 136 Strawberry Lane, Stillwater, PA 17878
Tax Parcel Number: 03-12-011-07

SHORT DESCRIPTION

DOCKET NO: 2012-CV -91-MF

ALL THAT CERTAIN lot or piece of ground situate in Benton Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 03-12-011-07

PROPERTY ADDRESS 136 Strawberry Lane
Stillwater, PA 17878

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Jason Keller a/k/a Jason S. Keller
Wendy Furgason a/k/a Wendy S. Furgason

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

105336

Milstead & Associates LLC

220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



America's Most Convenient Bank

55-136/312

DATE

CHECK

AMOUNT

04/25/13

105336

**\$1,350.00

PAY
TO THE
ORDER
OF

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS ***

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑆ 105336 ⑆ ⑆ 031201350⑆ 67 8306 2⑆



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



THE BANK OF NEW YORK MELLON
vs.
JASON KELLER (et al.)

Case Number
2012CV91

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/25/2013

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BENTON AREA SCHOOL DISTRICT

Primary Address: 600 GREEN ACRES ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: PAULA SHANNON

Relation: GUIDANCE SECRETARY

Date: 07-02-13 Time: 1025

Deputy: S-3 J-17 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BENTON AREA SCHOOL D

2012CV91

600 GREEN ACRES ROAD, BENTON, PA 17814

EXP: 07/25/2013