

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

The Bank of New York vs Jasai Keller & Wendy Furgason

NO. 109-13 ED 91-12 JD

DATE/TIME OF SALE: Apr 2 7:00

BID PRICE (INCLUDES COST) \$ 2698.50

POUNDAGE - 2% OF BID \$ 53.97

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2752.47

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Jasai Keller

TOTAL DUE: \$ 2752.47

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1402.47

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
JASON KELLER
WENDY FURGASON
WENDY FURGASON

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2012CV91

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 136 STRAWBERRY LANE, STILLWATER, PA 17878

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,792.50
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,643.50**

Distribution Costs

Recording Fees **\$55.00**

Total Distribution Costs **\$55.00**

Grand Total: **\$2,698.50**

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

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

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road

Marlton, New Jersey 08053

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

www.milsteadlaw.com

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

David H. Lipow, Esq. PA & NJ

Andrew M. Lubin, Esq. NJ

Whitney E. Weinlein, Esq. NJ

Robert W. Williams, Esq. PA & MD

James Rolfe, Jr., Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Pennsylvania Location:

7 N. Columbus Boulevard #200

Philadelphia, PA 19106-1422

Phone: (215) 717-0043

Fax: (215) 717-0044

Our File No. 45.16593

April 7, 2014

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

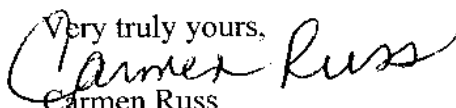
Re: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 vs. Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason, and Wendy Furgason a/k/a Wendy S. Furgason
2012-CV-91-MF Sale Date: April 2, 2014
Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **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, 7105 Corporate Drive, Plano, TX, 75024.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,

Carmen Russ
Paralegal

REV 183 EX (04-10) COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		REALTY TRANSFER TAX STATEMENT OF VALUE SEE REVERSE FOR INSTRUCTIONS		RECORDER'S USE ONLY STATE TAX PAID _____ BLOCK 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) WHEN THE DEED IS WITHOUT CONSIDERATION, OR BY GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. A STATEMENT OF VALUE IS NOT REQUIRED IF THE TRANSFER IS WHOLLY EXEMPT FROM TAX RATES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S)

A. CORRESPONDENT – ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:					
NAME Ibet Shaw			TELEPHONE NUMBER 856-482-1400		
MAILING ADDRESS 1 E. Stow Road			CITY/STATE/ZIP CODE Marlton, NJ 08053		
B. TRANSFER DATA			C. DATE OF ACCEPTANCE OF DOCUMENT: 4/7/14		
GRANTOR(S)/LESSOR(S) Sheriff of Columbia County Columbia County Courthouse			GRANTEE(S)/LESSEE(S) 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		
STREET ADDRESS PO Box 380			STREET ADDRESS 7105 Corporate Drive		
CITY Bloomsburg	STATE PA	ZIP CODE 17815	CITY Plano	STATE TX	ZIP CODE 75024
D. PROPERTY LOCATION					
STREET ADDRESS 136 Strawberry Lane			CITY, TOWNSHIP, BOROUGH Stillwater, PA 17878		
COUNTY Columbia	SCHOOL DISTRICT Benton Township		TAX PARCEL NUMBER 03-12-011-07		
E. VAULTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					
1. ACTUAL CASH CONSIDERATION \$2,643.50		2. OTHER CONSIDERATION \$0		3. TOTAL CONSIDERATION \$2,643.50	
4. COUNTY ASSESSED VALUE \$42,671.00		5. COMMON LEVEL RATIO FACTOR 3.5500		6. FAIR MARKET VALUE \$151,482.05	
F. EXEMPTION DATA					
1a. AMOUNT OF EXEMPTION CLAIMED 100%		1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE 100%		1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED 100%	

2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED

- ☐ WILL OR INTERSTATE SUCCESSION _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER) _____
- ☐ TRANSFER TO A TRUST. (ATTACH COMPLETE COPY OF TRUST AGREEMENT IDENTIFYING ALL BENEFICIARIES.)
- ☐ TRANSFER FROM A TRUST. DATE OF TRANSFER INTO THE TRUST _____ IF TRUST WAS AMENDED ATTACH A COPY OF ORIGINAL AND AMENDED TRUST.
- ☐ TRANSFER BETWEEN PRINCIPAL AND AGENT/STRAW PARTY. (ATTACH COMPLETE COPY OF AGENCY/STRAW PARTY AGREEMENT.)
- ☐ TRANSFERS TO THE COMMONWEALTH, THE UNITED STATE AND INSTRUMENTALITIES BY GIFT, DEDICATION, CONDEMNATION OR IN LIEU OF CONDEMNATION. (IF CONDEMNATION OR IN LIEU OF CONDEMNATION, ATTACH COPY OF RESOLUTION.)
- ☒ TRANSFER FROM MORTGAGOR TO A HOLDER OF A MORTGAGE IN DEFAULT. (ATTACH COPY OF MORTGAGE AND NOTE/ASSIGNMENT)
- ☐ CORRECTIVE OR CONFIRMATORY DEED. (ATTACH COMPLETE COPY OF THE PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) _____

UNDER PENALTIES OF LAW, I DECLARE THAT I HAVE EXAMINED THIS STATEMENT, INCLUDING ACCOMPANYING INFORMATION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE.	
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY 	DATE 4/9/14

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

126754

Milstead & Associates LLC

1 E. STOW ROAD
MARLTON, NJ 08053
856-482-1400



America's Most Convenient Bank®

55-136/312

DATE

CHECK

AMOUNT

04/08/14

126754

**\$1,402.47

*** ONE THOUSAND FOUR HUNDRED TWO & 47/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

VOID AFTER 180 DAYS

THE DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈126754⑈ ⑆031201360⑆ 67 8306 2⑈

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

1 E. Stow Road

Marlton, New Jersey 08053

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

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Lisa Ann Thomas
Sr. Foreclosure Administrator

Pennsylvania Location:

7 N. Columbus Boulevard #200

Philadelphia, PA 19106-1422

Phone: (215) 717-0043

Fax: (215) 717-0044

Our File No. 45.16593

April 2, 2014

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: 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, et al

Docket Number: 2012-CV-91-MF

Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

Ibet A. Shaw
Paralegal

*****THE PROPERTY IS LISTED FOR THE April 2, 2014 SHERIFF'S SALE.**

MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff
File No. 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

and

Wendy Furgason a/k/a Wendy S. Furgason

Defendants

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-91-MF

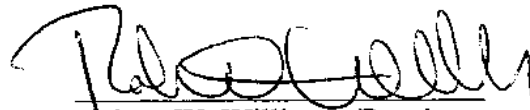
**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Robert W. Williams, Esquire, say:

1. On February 14, 2014, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Jason Keller a/k/a Jason S. Keller and Wendy Furgason a/k/a Wendy S. Furgason, by B&R Services for Professionals, Inc. by posting per court order. Copies of the Certified Mailings are attached hereto and made a part hereof as Exhibit "A".

2. On August 14, 2013, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

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. § 4904 relating to unsworn falsification to authorities.



Robert W. Williams, Esquire
Attorney ID No. 315501
Milstead and Associates, LLC

Dated: April 2, 2014

EXHIBIT “A”



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



National Association of
Professional Process Servers



Philadelphia Association
of Professional Process Servers

The Bank of New York Mellon, et al

: COURT

Court of Common Pleas of Pennsylvania

-VS-

: COUNTY

Columbia County

Jason Keller aka Jason S. Keller, et al

: CASE NUMBER

2012-CV-91-MF

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF PHILADELPHIA:

B&R Control # CS110341 - 1
Reference Number 45,16593

SERVICE INFORMATION

On 6 day of February, 2014 we received the
Notice of Sheriff Sale
for service upon Jason Keller a/k/a Jason S. Keller
at 136 Strawberry Lane Stillwater, PA 17878

*** Special Instructions ***

☒ Served Date 2/11/2014 Time 3:49 PM Accepted By: Posted

In the manner described below.

- ☐ Personally served.
☐ Adult family member. Relationship is _____
☐ Adult in charge of residence who refused to give name and/or relationship. _____
☐ Manager/Clerk of place of residence lodging _____
☐ Agent or person in charge of office or usual place of business. _____
☒ Other Posted documents to the premises

Description of Person Age _____ Height _____ Weight _____ Race _____ Sex _____
Other _____

☐ Not Served Date _____ Time _____

Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

COMMONWEALTH OF PENNSYLVANIA

The Process Server, being duly sworn,
deposes and says that the facts set forth
herein are true and correct to the best of their
knowledge, information and belief.

Process Server/Sheriff- Chad Spotts

Law Firm Phone (856) 482-1400 Fo
Ibet Shaw
Milstead and Associates
1 East Stow Road
Marlton, NJ 08053

Notarial Seal
John F. Shirkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2014
Member, Pennsylvania Association of Notaries

Sworn to and subscribed before me this

18th day of February 2014
[Signature]
Notary Public

Serve By Date 2/24/2014

Filed Date

SALE DATE 4/2/2014

ORIGINAL

037DB



235 SOUTH 13TH STREET
PHILADELPHIA, PA 19107
PHONE: (215) 546-7400
FAX: (215) 985-0169



The Bank of New York Mellon, et al

:

COURT

Court of Common Pleas of Pennsylvania

-VS-

:

COUNTY

Columbia County

Jason Keller aka Jason S. Keller, et al

:

CASE NUMBER 2012-CV-91-MF

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

B&R Control # CS110341 - 2

COUNTY OF PHILADELPHIA:

Reference Number 45.16593

SERVICE INFORMATION

On 6 day of February, 2014 we received the
Notice of Sheriff Sale
for service upon Wendy Furgason a/k/a Wendy S. Furgason
at 136 Strawberry Lane Stillwater, PA 17878

*** Special Instructions ***

☒ Served Date 2/4/2014 Time 3:49 PM Accepted By: Posted

In the manner described below.

- ☐ Personally served.
☐ Adult family member. Relationship is _____
☐ Adult in charge of residence who refused to give name and/or relationship. _____
☐ Manager/Clerk of place of residence lodging _____
☐ Agent or person in charge of office or usual place of business _____
☒ Other Posted documents to the premises.

Description of Person Age _____ Height _____ Weight _____ Race _____ Sex _____

Other _____

☐ Not Served Date _____ Time _____

Not Served Information

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other _____

COMMONWEALTH OF PENNSYLVANIA

The Process Server, being duly sworn,
deposes and says that the facts set forth
herein are true and correct to the best of their
knowledge, information and belief.

Notarial Seal
John F. Shinkowsky, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Sept. 28, 2014
Member, Pennsylvania Association of Notaries

Sworn to and subscribed before me this

18th day of February 2014
[Signature]
Notary Public

Process Server/Sheriff [Signature]

Chad Spotts

Law Firm Phone (856)482-1400 Fo
Ibet Shaw
Milstead and Associates
1 East Stow Road
Marlton, NJ 08053

Serve By Date 2/24/2014

Filed Date

SALE DATE 4/2/2014

ORIGINAL

037DB

2. Article Number



7196 9008 9111 0095 4899

3. Service Type **CERTIFIED MAIL™**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

8-17-16

C. Signature

X *Wendy Furgason*

☐ Agent
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information

45.16593

AT

EXHIBIT “B”

NAME AND ADDRESS OF SENDER
 MILLSTEAD & ASSOCIATES, LLC
 Woodland Falls Corporate Park
 220 Lake Drive East, Suite 301
 Cherry Hill, NJ 08002

INDICATE TYPE OF MAIL

CHECK APPROPRIATE BOX

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail
☐ Register
☐ With F
☐ Withor



UNITED STATES POSTAGE
 EAGLE
 PRIMEV BOWES
 02 1P
 0003171068 AUG 14 2013
 MAILED FROM ZIP CODE 08002
\$ 002.40

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis)										
1	7196 9008 9111 0095 4844	Jason Keller a/k/a Jason S. Keller 136 Strawberry Lane Stillwater, PA 17878														
2		Jason Keller a/k/a Jason S. Keller 136 Strawberry Lane Stillwater, PA 17878														
3	7196 9008 9111 0095 4899	Wendy Furgason a/k/a Wendy S. Furgason 19559 Chicken Ridge Road Richland Center, WI 53581														
4		Wendy Furgason a/k/a Wendy S. Furgason 19559 Chicken Ridge Road Richland Center, WI 53581														
5																
6																
7																
8																
9																
10																
Total Number of Pieces Listed by Sender		4	POSTMASTER, PER (Name of receiving employee)		14											

02 1P

0003171068

MAILED FROM ZIP CODE 08002

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PS FORM 3877

45.1693/Keller - Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

CHECK APPROPRIATE BLOCK F

<input type="checkbox"/> X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail	<input type="checkbox"/> Registered Mail <input type="checkbox"/> With Postage <input type="checkbox"/> Without Postage
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UNITED STATES POSTAGE
02 1P
\$ 003.96
0003171068 AUG 06 2013
MAILED FROM ZIP CODE 08002

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

Our 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

SPECIAL ORDER PURSUANT TO PA R.C.P. 3129.3

AND NOW, on this day of , 2014, upon consideration of Plaintiff, 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, for a Motion for Special Order postponing Sheriff's Sale scheduled for February 5, 2014 without new notice, it is hereby ORDERED and DECREED that Plaintiff's Special Motion for continuance of Sheriff's Sale without new notice is granted, and said Sheriff's Sale of the real property commonly known as 136 Strawberry Lane, Stillwater, PA 17878 is rescheduled for April 2, 2014. No further notice to Lien Holders and no further advertising are required.

BY THE COURT

J.

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

Our 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,**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-91-MF

Vs.

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

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE
WITHOUT NEW NOTICE PURSUANT TO PA R.C.P. NO. 3129.3**

COMES NOW, Plaintiff, 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, by its attorney Patrick J. Wesner, Esquire, and moves this Honorable Court to issue a Special Order of Court for postponement of Sheriff's Sale without new notice pursuant to PA R.C.P. No. 3129.3 and in support thereof states the following:

I. PARTIES

1. Plaintiff, 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 (the "Plaintiff"), is registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 7105 Corporate Drive, Plano, TX 75024.

2. Defendants, Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason (collectively the “Defendant”), is an adult individual and is the real owner of the real property hereinafter described.

II. BACKGROUND

3. On July 28, 2006, in consideration of a loan in the principal amount of \$150,380.00, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc a note (the “Note”) with interest thereon at 8.875 percent per annum, payable as to the principal and interest in equal monthly installments of \$1,196.49 commencing September 1, 2006.

4. To secure the obligations under the Note, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. a mortgage (the “Mortgage”) dated July 28, 2006, recorded on August 7, 2006 in the Department of Records in and for the County of Columbia under Instrument Number 2006080108.

5. On account of a default under the Note and Mortgage, Plaintiff initiated this mortgage foreclosure action by way of complaint in mortgage foreclosure filed on January 17, 2012.

6. Pursuant to the mortgage foreclosure action, Plaintiff caused a writ of execution to be issued upon the real property commonly known as 136 Strawberry Lane, Stillwater, PA 17878 (the “Property”) with the Property to be scheduled for sale by the Columbia County Sheriff on September 11, 2013.

7. The September 11, 2013 sale was postponed to November 13, 2013 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

8. The November 13, 2013 sale was postponed to February 5, 2014 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

9. Plaintiff wishes to postpone the February 5, 2014 to the regularly scheduled Columbia County sale of April 2, 2014 as to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

III. RELIEF REQUESTED

10. Plaintiff hereby restates and re-alleges each of the preceding paragraphs as though the same were set forth at length herein.

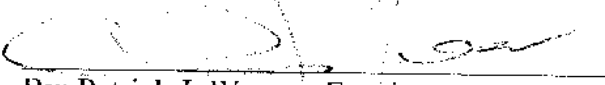
11. A two month postponement is needed in order to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

12. Pursuant to PA. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order of this Honorable Court.

13. The postponement does not prejudice the Defendant.

WHEREFORE, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Sheriff's Sale Scheduled for February 5, 2014 to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 2, 2014 without further notice to the Lien Holders and no further advertising.

Respectfully submitted,
MILSTEAD & ASSOCIATES, LLC



By: Patrick J. Wesner, Esquire
ID No. 203145
Attorney for Plaintiff

John Flick, Esquire
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Attorney for Plaintiff

Our 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

**PLAINTIFF'S MEMORANDUM OF LAW IN
SUPPORT OF MOTION TO POSTPONE SHERIFF'S SALE**

Plaintiff, 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, files this Motion to Postpone Sheriff's Sale (the "Motion") in accordance with PA R.C.P. 3129.3, which provides for the postponement of a Sheriff's Sale without new notice and service thereof pursuant to PA R.C.P. 3129.2.

PARTIES

Plaintiff, 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 (the "Plaintiff"), is registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 7105 Corporate Drive, Plano, TX 75024.

Defendants, Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason (collectively the "Defendant"), is an adult individual and is the real owner of the real property hereinafter described.

BACKGROUND

On July 28, 2006, in consideration of a loan in the principal amount of \$150,380.00, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc a note (the "Note") with interest thereon at 8.875 percent per annum, payable as to the principal and interest in equal monthly installments of \$1,196.49 commencing September 1, 2006.

To secure the obligations under the Note, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. a mortgage (the "Mortgage") dated July 28, 2006, recorded on August 7, 2006 in the Department of Records in and for the County of Columbia under Instrument Number 2006080108.

On account of a default under the Note and Mortgage, Plaintiff initiated this mortgage foreclosure action by way of complaint in mortgage foreclosure filed on January 17, 2012.

Pursuant to the mortgage foreclosure action, Plaintiff caused a writ of execution to be issued upon the real property commonly known as 136 Strawberry Lane, Stillwater, PA 17878 (the "Property") with the Property to be scheduled for sale by the Columbia County Sheriff on September 11, 2013.

The September 11, 2013 sale was postponed to November 13, 2013 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

The November 13, 2013 sale was postponed to February 5, 2014 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

Plaintiff wishes to postpone the February 5, 2014 to the regularly scheduled Columbia County sale of April 2, 2014 as to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

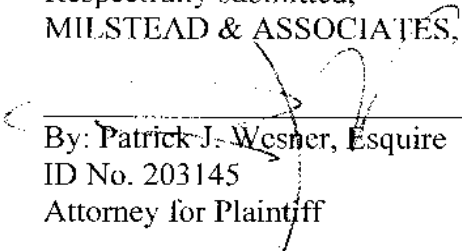
RELIEF REQUESTED

Plaintiff hereby restates and re-alleges each of the preceding paragraphs as though the same were set forth at length herein. A two month postponement is needed in order to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants. Pursuant to PA. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order of this Honorable Court. The postponement does not prejudice the Defendant.

CONCLUSION

WHEREFORE, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Sheriff's Sale scheduled for February 5, 2014 to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 2, 2014 without further notice to the Lien Holders and no further advertising.

Respectfully submitted,
MILSTEAD & ASSOCIATES, L.L.C.

By:  Patrick J. Wesner, Esquire
ID No. 203145
Attorney for Plaintiff

John Flick, Esquire
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

Our 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,

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-91-MF

Vs.

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

CERTIFICATE OF SERVICE

I, Patrick J. Wesner, Esquire, counsel for Plaintiff, hereby certify that a copy of the foregoing Motion to Postpone Sheriff's Sale was served on the following person by first class mail, postage prepaid, on the 4th day of FEBRUARY, 2014.

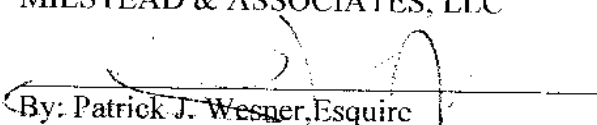
Jason Keller a/k/a Jason S. Keller
136 Strawberry Lane
Stillwater, PA 17878

Wendy Furgason a/k/a Wendy S. Furgason
136 Strawberry Lane
Stillwater, PA 17878

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

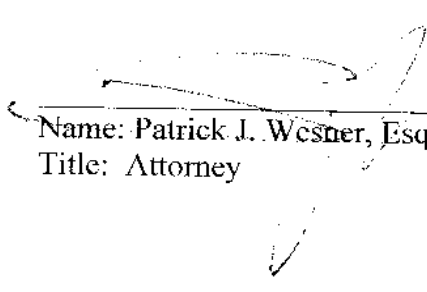
Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

MILSTEAD & ASSOCIATES, LLC


By: Patrick J. Wesner, Esquire
ID No. 203145
Attorney for Plaintiff

VERIFICATION

I, Patrick J. Wesner, Esquire, hereby certify that I am an Attorney for Plaintiff and am authorized to make this verification on Plaintiff's behalf. I verify that the facts and statements set forth in the foregoing Motion are true and correct to the best of my knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification authorities.



Name: Patrick J. Wesner, Esquire
Title: Attorney

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
THE BANK OF NEW YORK MELLON

vs.

Defendant
JASON KELLER
WENDY FURGASON
WENDY FURGASON

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

Sheriff's Sale Date: Wednesday, February 5, 2014

Writ of Execution No. : 2012CV91

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 136 STRAWBERRY LANE, STILLWATER, PA 17878

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,792.50
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$2,643.50**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,698.50**

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

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

Copyright © 2008 by Columbia County Sheriff's Office

Copy

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

Our 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

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2014 FEB -5 A 8:30

FILED
PROTHONOTARY

SPECIAL ORDER PURSUANT TO PA R.C.P. 3129.3

AND NOW, on this day of , 2014, upon consideration of Plaintiff, 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, for a Motion for Special Order postponing Sheriff's Sale scheduled for February 5, 2014 without new notice, it is hereby ORDERED and DECREED that Plaintiff's Special Motion for continuance of Sheriff's Sale without new notice is granted, and said Sheriff's Sale of the real property commonly known as 136 Strawberry Lane, Stillwater, PA 17878 is rescheduled for April 2, 2014. No further notice to Lien Holders and no further advertising are required.

BY THE COURT

By Thomas C. James Jr.
J.

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

Our 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

FILED
PROTHONOTARY
2014 FEB -5 A 8:23
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

**MOTION FOR POSTPONEMENT OF SHERIFF'S SALE
WITHOUT NEW NOTICE PURSUANT TO PA R.C.P. NO. 3129.3**

COMES NOW, Plaintiff, 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, by its attorney Patrick J. Wesner, Esquire, and moves this Honorable Court to issue a Special Order of Court for postponement of Sheriff's Sale without new notice pursuant to PA R.C.P. No. 3129.3 and in support thereof states the following:

I. PARTIES

1. Plaintiff, 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 (the "Plaintiff"), is registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 7105 Corporate Drive, Plano, TX 75024.

2. Defendants, Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason (collectively the "Defendant"), is an adult individual and is the real owner of the real property hereinafter described.

II. BACKGROUND

3. On July 28, 2006, in consideration of a loan in the principal amount of \$150,380.00, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc a note (the "Note") with interest thereon at 8.875 percent per annum, payable as to the principal and interest in equal monthly installments of \$1,196.49 commencing September 1, 2006.

4. To secure the obligations under the Note, the Defendant executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. a mortgage (the "Mortgage") dated July 28, 2006, recorded on August 7, 2006 in the Department of Records in and for the County of Columbia under Instrument Number 2006080108.

5. On account of a default under the Note and Mortgage, Plaintiff initiated this mortgage foreclosure action by way of complaint in mortgage foreclosure filed on January 17, 2012.

6. Pursuant to the mortgage foreclosure action, Plaintiff caused a writ of execution to be issued upon the real property commonly known as 136 Strawberry Lane, Stillwater, PA 17878 (the "Property") with the Property to be scheduled for sale by the Columbia County Sheriff on September 11, 2013.

7. The September 11, 2013 sale was postponed to November 13, 2013 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

8. The November 13, 2013 sale was postponed to February 5, 2014 to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

9. Plaintiff wishes to postpone the February 5, 2014 to the regularly scheduled Columbia County sale of April 2, 2014 as to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

III. RELIEF REQUESTED

10. Plaintiff hereby restates and re-alleges each of the preceding paragraphs as though the same were set forth at length herein.


11. A two month postponement is needed in order to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants.

12. Pursuant to PA. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order of this Honorable Court.

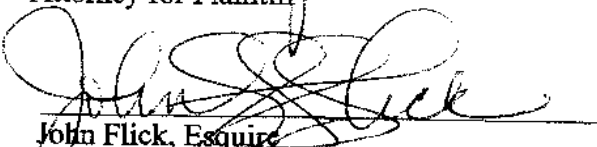
13. The postponement does not prejudice the Defendant.

WHEREFORE, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Sheriff's Sale Scheduled for February 5, 2014 to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 2, 2014 without further notice to the Lien Holders and no further advertising.

Respectfully submitted,
MILSTEAD & ASSOCIATES, LLC



By: Patrick J. Wesner, Esquire
ID No. 203145
Attorney for Plaintiff



John Flick, Esquire
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

Our 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,**

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2012-CV-91-MF

Vs.

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

**PLAINTIFF'S MEMORANDUM OF LAW IN
SUPPORT OF MOTION TO POSTPONE SHERIFF'S SALE**

Plaintiff, 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, files this Motion to Postpone Sheriff's Sale (the "Motion") in accordance with PA R.C.P. 3129.3, which provides for the postponement of a Sheriff's Sale without new notice and service thereof pursuant to PA R.C.P. 3129.2.

PARTIES

Plaintiff, 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 (the "Plaintiff"), is registered to conduct business in the Commonwealth of Pennsylvania and having an office and place of business at 7105 Corporate Drive, Plano, TX 75024.

Defendants, Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason (collectively the "Defendant"), is an adult individual and is the real owner of the real property hereinafter described.

BACKGROUND

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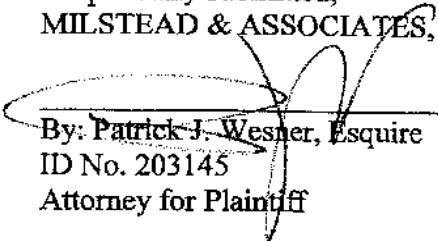
RELIEF REQUESTED

Plaintiff hereby restates and re-alleges each of the preceding paragraphs as though the same were set forth at length herein. A two month postponement is needed in order to allow Plaintiff additional time to serve the Notice of Sale upon the Defendants. Pursuant to P.A. R.C.P. 3129.3 Plaintiff may continue, postpone or adjourn a Sheriff's Sale without further notice upon Special Order of this Honorable Court. The postponement does not prejudice the Defendant.


CONCLUSION

WHEREFORE, it is respectfully requested that this Honorable Court grant a Special Order of Court postponing the Sheriff's Sale scheduled for February 5, 2014 to the regularly scheduled Columbia County Sheriff's Sale scheduled for April 2, 2014 without further notice to the Lien Holders and no further advertising.

Respectfully submitted,
MILSTEAD & ASSOCIATES, LLC



By: Patrick J. Wesner, Esquire
ID No. 203145
Attorney for Plaintiff



John Flick, Esquire
Local Counsel for Plaintiff

MILSTEAD & ASSOCIATES, LLC

BY: Patrick J. Wesner, Esquire

ID No. 203145

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

Our 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

CERTIFICATE OF SERVICE

I, Patrick J. Wesner, Esquire, counsel for Plaintiff, hereby certify that a copy of the
foregoing Motion to Postpone Sheriff's Sale was served on the following person by first class
mail, postage prepaid, on the 4th day of FEBRUARY, 2014.

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

Wendy Furgason a/k/a Wendy S. Furgason
136 Strawberry Lane
Stillwater, PA 17878

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

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

MILSTEAD & ASSOCIATES, LLC

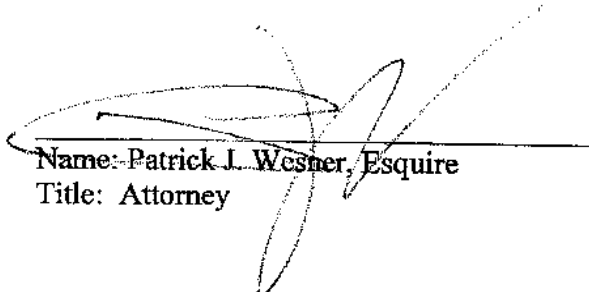
By: Patrick J. Wesner, Esquire

ID No. 203145

Attorney for Plaintiff

VERIFICATION

I, Patrick J. Wesner, Esquire, hereby certify that I am an Attorney for Plaintiff and am authorized to make this verification on Plaintiff's behalf. I verify that the facts and statements set forth in the foregoing Motion are true and correct to the best of my knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification authorities.



Name: Patrick J. Wesner, Esquire
Title: Attorney

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	February 4, 2014
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	45.16593
RE:	YOUR REFERENCE NUMBER:
Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason	2012-CV-91-MF

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to **postpone** the sale which is currently scheduled for 02/05/2014. Motion to follow.

Thank You

Ibet A. Shaw

to 4/2/2014

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	November 12, 2013
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	45.16593
RE:	YOUR REFERENCE NUMBER:
Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason	2012-CV-91-MF

A follow-up copy ☐ will ☐ not be sent by mail

Please accept this fax as authorization to postpone the sale which is currently scheduled for 11/13/2013 to 2/5/2014.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

MILSTEAD & ASSOCIATES, LLC

WOODLAND FALLS CORPORATE PARK
220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002

(856) 482-1400
Fax: (856) 482-9190
ishaw@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Real Estate Dept.	Ibet A. Shaw
COMPANY:	DATE:
Columbia Sheriff's Sale	September 10, 2013
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5624	45.16593
RE:	YOUR REFERENCE NUMBER:
Jason Keller a/k/a Jason S. Keller, Wendy Furgason a/k/a Wendy S. Furgason and Wendy Furgason a/k/a Wendy S. Furgason	2012-CV-91-MF

A follow-up copy ☐ will ☐ not be sent by mail.

Please accept this fax as authorization to POSTPONE the sale which is currently scheduled for 09/11/2013 TO 11/13/2013.

Thank You

Ibet A. Shaw

**IF THERE IS A PROBLEM WITH THIS TRANSMISSION
PLEASE CALL (856) 482-1400**

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS LISTED ABOVE VIA UNITED STATES POSTAL SERVICE.

SHERIFF'S SALE COST SHEET

NO. _____ VS. _____
ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$195.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$42.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$40.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.50	
NOTARY	\$15.00	
TOTAL *****		\$471.00

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.00	
TOTAL *****		\$5.00

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ - 0 -

SURCHARGE FEE (DSTE)	\$140.00	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ - 0 -

TOTAL COSTS (OPENING BID) \$ _____

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 Werner, 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. Doublewide 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. 031201107

Being the same premises which Ronald A. Hanna and Debra C.

worn according to law deposes and says that circulation with its principal office and place of msburg, County of Columbia and State of t day of March, 1902, and has been published daily, e since that day and on the attached notice August d published; that the affiant is one of the officers or r publisher of said newspaper in which legal e affiant nor Press Enterprise is interested in the nt and that all of the allegations in the foregoing publication are true.

James T. Muche

6th day of September 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

My Commission Expires July 3, 2015

MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

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

PAINTING Interior/Exterior/Wallpaper Call me at 570-974-8286. BURG AREA. Please text or WEAVING in the BLOOMS- do human hair extension LOOKING FOR someone to	Home Improvement Call 570-594-7191 -ELECTRICAL WIRING- LARRY NEY 570-542-4455 service / repairs	TECHNICIAN The Susquehanna Valley's fastest growing New Car Dealership is seeking a qualified Come work at a fun, fast paced family owned dealership. Our techn- icians average over 60 flag hours a week and never run out of work. Must have Pa state inspection license and ASE certifications. Facto- ring, siding, house painting. ABC CONTRACTING, Roof	PAINTING HEAPS PAINTING Fully Insured. 762-3585 PA27818 KLUSS PAINTING Interior/Exterior/Wallpaper Call me at 570-974-8286.
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

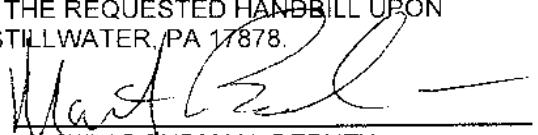


THE BANK OF NEW YORK MELLON
vs.
JASON KELLER (et al.)

Case Number
2012CV91

SHERIFF'S RETURN OF SERVICE

08/08/2013 11:30 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 136 STRAWBERRY LANE, STILLWATER, PA 17878.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

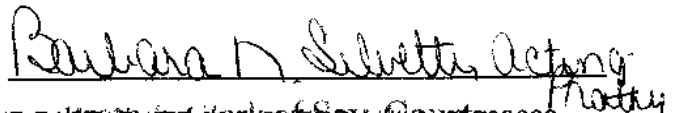

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 08, 2013

NOTARY

Affirmed and subscribed to before me this

8TH day of AUGUST, 2013


Barbara D. Silvette, Acting Notary

Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 200, EPHRATA, PA 17825-1002

My Com. Ex. 1st Monday in 2016 4

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 - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 07/25/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 136 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: 136 STRAWBERRY LN

Relation: Posted on Front Screen Door

Date: 8-8-13

Time:

Deputy: 16

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2012CV91

136 STRAWBERRY LANE, STILLWATER, PA 17878

EXP: 07/25/2013

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

Date: 08/07/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 16327

KELLER JASON S
WENDY S FURGASON
136 STRAWBERRY LANE
STILLWATER PA 17878

District: BENTON TWP
Deed: 20060 -8017
Location: 136 STRAWBERRY LN
Parcel Id: 03 -12 -011-07,000

Assessment: 42,671
Balances as of 08/07/2013

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

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

(Handwritten signature)

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

Zone:

Manner: < Not Specified >

Expires: 07/25/2013

Warrant:

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

Serve To:

Name: Cathy Gordon

Primary Address: 85 Gordon Road
Benton, PA 17814

Phone: 570-925-2517

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Cathy Gordon

Relation:

Def

Date:

06-28-13

Time:

2015

Deputy:

8

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

GORDON, CATHY

2012CV91

85 GORDON ROAD, BENTON, PA 17814

EXP: 07/25/2013

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: JASON KELLER

Primary Address: 136 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

06-28-13
1859
8

Service Attempt Notes:

1. No One Home At 136 Strawberry Lane

2.

3.

4.

5.

6.

KELLER, JASON

2012CV91

136 STRAWBERRY LANE, STILLWATER, PA 17878

EXP: 07/25/2013

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	\$ <u>201,710.99</u>
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 A. Silvestri-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

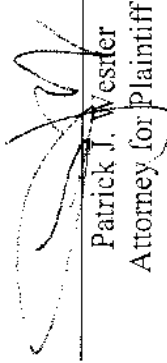
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesler
Attorney for Plaintiff

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

Where papers may be served

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

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 September 11 at 9 Am 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

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

Zone:

Manner: < Not Specified >

Expires: 07/25/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col.

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Laura Kremsner

Relation: Receptionist

Date: 7-1-13

Time: 1045

Deputy: 17

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF

2012CV91

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 07/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
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SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/25/2013

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge: Heather Hyatt

Relation: Clerk

Date: 7-1-13 Time: 1:40

Deputy: 17 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV91

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/25/2013