

Wells FargoVS. Steve Green & StowackeNo. 1-2001 E.D. No. 992-2000 J.D. Date of Sale 5-24-00 Time of Sale 10:00 AM

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>120.-</u>	
LEVY ( PER PARCEL)		<u>10.-</u>	
MAILING COSTS		<u>22.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>12.50</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>5.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>75.-</u>	
OTHER <u>Copies</u>		<u>3.50</u>	
<u>Notarary</u>		<u>12.00</u>	
TOTAL *****	\$		<u>338.00</u>

PRESS-ENTERPRISE INC	\$	<u>724.16</u>	
SOLICITOR'S SERVICES		<u>75.-</u>	
TOTAL *****	\$		<u>799.16</u>

PROTHONOTARY (NOTARY)	\$	<u>10.00</u>	
RECORDER OF DEEDS		<u>28.50</u>	
OTHER			
TOTAL *****	\$		<u>38.50</u>

## REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES	20	\$	<u>-0-</u>	
SCHOOL DISTRICT TAXES	20			
DELINQUENT TAXES	20		<u>10.00</u>	
TOTAL *****		\$		<u>10.-</u>

## MUNICIPAL FEES DUE:

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

## SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL *****	\$		<u>130.-</u>
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MISCELLANEOUS Domestic\$ 2,167.06

TOTAL *****	\$		
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TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 1315.66

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0237

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo VS Steve Brendt Storpasen  
NO. 1-2001 E.D. NO. 952-10000 J.D.

DATE OF SALE: 5-24-01

BID PRICE (INCLUDES COSTS) \$ 410,500.-

POUNDAGE--2% OF BID PRICE \$ 810.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$ 1315.66

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2125.66

PURCHASER(S): Wells Fargo

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

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

PURCHASER(S) SIGNATURE(S): As Purchaser - Mr. & Mrs. [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2125.66

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ 900.-

TOTAL DUE IN  
EIGHT DAYS \$ 1225.66

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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 based on: (1) family relationship or (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	Telephone Number
Frank Federman, Esquire	Suite 1400
Area Code ( 215 ) 563-7000	
Street Address	City
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia
State	Zip Code
PA	19103

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Boadarmel-Sheriff	FEDERAL NATIONAL MORTGAGE ASSOCIATION
Street Address	Street Address
Columbia County Courthouse, 35 West Main Street	1900 MARKET STREET, SUITE 800
City	City
Bloomsburg	PHILADELPHIA
State	State
PA	PA
Zip Code	Zip Code
17815	19103

### C PROPERTY LOCATION

Street Address	City, Township, Borough
RR #5 Box 0, Bloomsburg, PA 17815	Township of Orange
County	School District
Columbia	Township of Orange
Tax Parcel Number	
27-04-024	

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$40,500.00	+ -0-	= \$40,500.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$28,991.00	x 2.74	= \$79,435.34

### E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **641** . Page Number **931** .

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Other (Please explain exemption claimed, if other than listed above. TRANSFER TO FEDERAL NATIONAL MORTGAGE

ASSOCIATION IS EXEMPT PURSUANT TO SEC. 91.193 (B) (1) (V) OF THE PENNSYLVANIA REALTY

TRANSFER REGULATIONS. THIS IS A GOVERNMENT AGENCY.

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

FRANK FEDERMAN, ESQUIRE

Date:

*Frank Federman* 5/29/01

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

Date: 07/25/2001

Columbia County Court of Common Pleas

NO. 1004756

Time: 09:39 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff Roadarmel Jr \$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee 10.00

**Total:** 10.00

Check: 13666

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: Deputy Clerk

Clerk: TKLINE

FEDERMAN AND PHELAN, L.L.P.

Suite 1400

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-7009

lynette.torres@fedphe-pa.com

Lynnette Torres  
Legal Assistant, ext. 1263

Representing Lenders in  
Pennsylvania and New Jersey

May 29, 2001

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

Re: Storaska, Brenda L. and Steven H.  
RR #5 Box 0,  
Blloomsburg, PA 17815  
No. 2000-CV-952

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me as "attorney-on-the-writ" to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

In addition, please find enclosed two Statements of Value and two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,

A handwritten signature in cursive script, appearing to read 'L. Torres', is written over the typed name 'Lynnette Torres'.

Lynnette Torres

Enclosure

cc: Wells Fargo Home Mortgage, Inc.

Account No. 6072375

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 1 SERVICES  
DOCKET # 1ED2001

PLAINTIFF

WELLS FARGO HOME MORTGAGE

DEFENDANT

BRENDA AND STEVEN STORASKA

PERSON/CORP TO SERVED
BRENDA AND STEVEN STORASKA
RR#5 BOX O OR 678 STATE ROAD
BLOOMSBURG, PA 17815

PAPERS TO SERVED  
POSTING

SERVED UPON \_\_\_\_\_

POSTED TO Door \_\_\_\_\_

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

DATE 3/7/01 TIME 0920 MILEAGE \$4.- OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>3/7/01</u>	<u>0920</u>	<u>R. KING</u>	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

R. KING DATE 3/7/01

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-3627

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO HOME MORTGAGE INC.

CASE NO. 1 OF 2001 ED  
WRIT OF EXECUTION MORTGAGE  
FORECLOSURE

VS

BRENDA L. STORASKA

AFFIDAVIT OF SERVICE

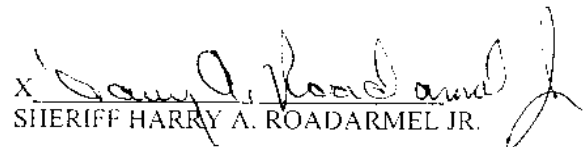
NOW, THIS Tuesday, February 27, 2001, THE WITHIN WRIT OF EXECUTION MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO Brenda Storaska AT 120 Pecanwood Drive Nanchez, MS 39120 WITH BRENDA STORASKA SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME  
THIS Tuesday, February 27, 2001

  
NOTARY PUBLIC

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

X   
SHERIFF HARRY A. ROADARMEL JR.

X \_\_\_\_\_  
SARAH J. HOWER

In the Court of Common Pleas of COLUMBIA County, Pennsylvania  
DOMESTIC RELATIONS SECTION

NOTICE OF INTERSTATE LIEN

**TO:** Harry Roadarmel  
Columbia County Courthouse  
Sheriff's Department  
P.O. Box 380  
Bloomsburg, PA 17815

**FROM:** DOMESTIC RELATIONS SECTION  
15 PERRY AVE  
BLOOMSBURG PA 17815

**OBLIGOR:**

BRENDA STORASKA

SSN: 163-56-4764 Date of Birth: 10/16/62

Phone: (570) 387-8870 Fax: (570) 387-8876

**Claimant's Case #:** 066101738

**OBLIGEE:**

STEVEN H. STORASKA

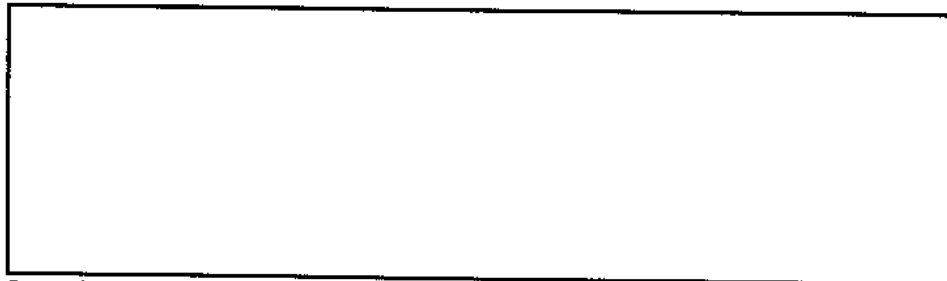
This lien results from a child support order, entered on MARCH 31, 2000 by  
Columbia County Domestic Relations . This order requires the above-named  
obligor to pay child support in the amount of \$ 411.63 per MONTH .

As of MAY 2, 2001 , the obligor owes unpaid support in the amount of \$ 2,167.06 , and  
this lien amount is subject to an interest rate of 0%.

Prospective amounts of child support, not paid when due, are judgments and accrue to the lien amount.  
This lien attaches to all non-exempt real and personal property of the above-named obligor which is  
located or existing within the state/county of filing, including any property specifically described below.

Specific description of property: RR 5 Orange Township, Bloomsburg, PA 17815  
Parcel 27-04-024

All aspects of this lien, including its priority and enforcement, are governed by the law of the state  
where the property is located. This lien remains in effect until released by the claimant or in  
accordance with the laws if the state filing.



For use by Lien Recorder



As an authorized agent of a state, or subdivision of a state, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

5/2/01  
Date

Gail Jordan, DCS Director  
Authorized Agent

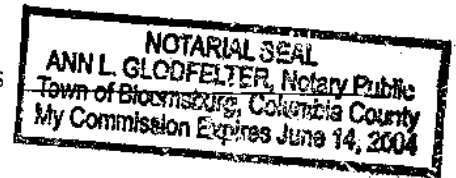
I certify that Gail Jordan appeared before me and is known to me as the individual who signed the above.

State of Pa  
County of Columbia

)  
)ss.  
)

Notary Public Ann L. Glodfelter  
Date 5-2-01

My appointment expires



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO HOME MORTGAGE, INC.,  
F/K/A NORWEST MORTGAGE, INC.

Plaintiff

CIVIL DIVISION

vs.

No. 2000-CV-952

BRENDA L. STORASKA  
STEVEN H. STORASKA  
Defendants

**SHERIFF'S  
COPY**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF *COLUMBIA*

I, FRANK FEDERMAN, ESQ., attorney for WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. hereby verify that on MARCH 13, 2001, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder(s), and any known interested party, see Exhibit "A" attached hereto, and the Notice of Sale was sent to defendant(s) on MARCH 13, 2001 by first class mail and certified mail return receipt requested, see Exhibit "B" attached hereto.

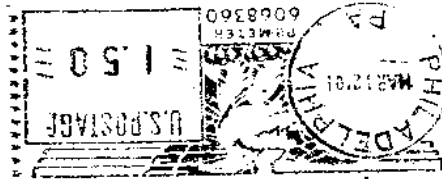
  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: APRIL 18, 2001

FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Name and  
Address  
of Sender

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	STEVEN H. STORASKA RR# 5 BOX 0, A/K/A 678 STATE ROAD BLOOMSBURG, PA 17815		
2	*****	BRENDA L. STORASKA 120 PECANWOOD DRIVE NANCHEZ, MS 39120		
3		CLEVELAND C. HUMMEL, ESQUIRE C/O STEVEN H. STORASK 3 EA 5 FIFTH STREET BLOOMSBURG, PA 17815		
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
5		TENANT/OCCUPANT RR# 5 BOX A/K/A 678 STATE ROAD BLOOMSBURG, PA 17105		
6		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
7				
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13				
14				
15		RE: STORASKA, STEVEN		



RE: STORASKA, STEVEN

BFV

7106 4575 1294 1899 8293

TO: BRENDA L. STORASKA  
120 PECANWOOD DRIVE  
NANCHEZ, MS 39120

SENDER: BFV

REFERENCE: SALES

PS Form 3800, June 2000	
RETURN RECEIPT SERVICE	Postage Certified Fee Return Receipt Fee Restricted Delivery Total Postage & Fees
	2.65 0.00 0.00 2.75

POSTMARK OR DATE

US Postal Service

Receipt for  
Certified Mail

No Insurance Coverage Provided  
Do Not Use for International Mail

7106 4575 1294 1899 8309

TO: STEVEN H. STORASKA  
RR # 5 BOX 0, A/K/A  
678 STATE ROAD  
BLOOMSBURG, PA 17815

SENDER: BFV

REFERENCE: SALES

PS Form 3800, June 2000	
RETURN RECEIPT SERVICE	Postage Certified Fee Return Receipt Fee Restricted Delivery Total Postage & Fees
	2.65 0.00 0.00 2.75

POSTMARK OR DATE

US Postal Service

Receipt for  
Certified Mail

No Insurance Coverage Provided  
Do Not Use for International Mail

7106 4575 1294 1902 8203

TO: CLEVELAND C. HUMMEL, ESQUIRE  
C/O STEVEN H. STORASKA  
3 EA 5 FIFTH STREET  
BLOOMSBURG, PA 17815

SENDER: BFV

REFERENCE: SALES

PS Form 3800, June 2000	
RETURN RECEIPT SERVICE	Postage Certified Fee Return Receipt Fee Restricted Delivery Total Postage & Fees
	1.9 1.5 0.0 3.2

POSTMARK OR DATE

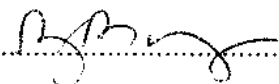
US Postal Service

Receipt for  
Certified Mail

No Insurance Coverage Provided  
Do Not Use for International Mail

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment; that hereto attached is a copy of the legal notice or advertisement in the March 21, 28; April 4, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

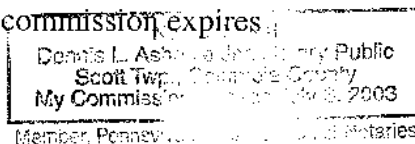
..........

Sworn and subscribed to before me this 4<sup>th</sup> day of April, 2001...

..........

(Notary Public)

My commission expires



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$ 724.16 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

IN THE COURT OF COMMON PLEAS OF COLUMBIA, PENNSYLVANIA

WELLS FARGO HOME MORTGAGE, INC.,  
F/K/A NORWEST MORTGAGE, INC.  
Plaintiff

vs.

BRENDA L. STORASKA  
STEVEN H. STORASKA  
Defendants

CIVIL DIVISION


No. 2000-CV-950

SHERRILL  
COFFIN  
SHERIFF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA  
SS:  
COUNTY OF COLUMBIA

I, FRANK FEDERMAN, ESQ., attorney for WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., hereby verify that on MARCH 13, 2001, true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder(s), and any known interested party, see Exhibit "A" attached hereto, and the Notice of Sale was sent to defendant(s) on MARCH 13, 2001 by first class mail and certified mail return receipt requested, see Exhibit "B" attached hereto.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

Date: MARCH 22, 2001

7106 4575 1294 1902 8203

**TO:** CLEVELAND C. HUMMEL, ESQUIRE  
C/O STEVEN H. STORASKA  
3 EA 5 FIFTH STREET  
BLOOMSBURG, PA 17815

**SENDER:** BFV

**REFERENCE:** SALES

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	1.90
	Return Receipt Fee	1.50
	Restricted Delivery	0.00
	Total Postage & Fees	715 3.20

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

7106 4575 1294 1899 8293

**TO:** BRENDA L. STORASKA  
120 PECANWOOD DRIVE  
NANCHEZ, MS 39120

**SENDER:** BFV

**REFERENCE:** SALES

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	2.65
	Return Receipt Fee	0.00
	Restricted Delivery	0.00
	Total Postage & Fees	715 2.75

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE

7106 4575 1294 1899 8309

**TO:** STEVEN H. STORASKA  
RR # 5 BOX 0, A/K/A  
678 STATE ROAD  
BLOOMSBURG, PA 17815

**SENDER:** BFV

**REFERENCE:** SALES

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	2.65
	Return Receipt Fee	0.00
	Restricted Delivery	0.00
	Total Postage & Fees	715 2.75

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

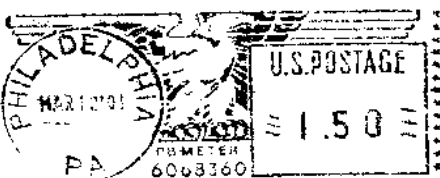
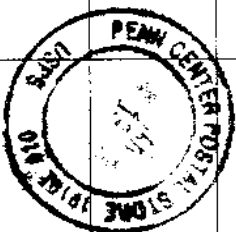
POSTMARK OR DATE

Name and address of Sender



FEDERMAN & PHELAN  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	STEVEN H. STORASKA RR# 5 BOX 0, A/K/A 678 STATE ROAD BLOOMSBURG, PA 17815		
2	*****	BRENDA L. STORASKA 120 PECANWOOD DRIVE NANCHEZ, MS 39120		
3		CLEVELAND C. HUMMEL, ESQUIRE C/O STEVEN H. STORASKA 3 EA 5 FIFTH STREET BLOOMSBURG, PA 17815		
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
5		TENANT/OCCUPANT RR# 5 BOX A/K/A 678 STATE ROAD BLOOMSBURG, PA 17105		
6		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
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14				
15		RE: STORASKA STEVEN		



BFV *W*



**FEDERMAN and PHELAN, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**Phone - (215) 563-7000**  
**Main Fax - (215) 563-5534**

Anthony T. Becker  
Ext. 1561

Representing Lenders in  
Pennsylvania and New Jersey

**Via Telefax - (570) 389-5625**

March 28, 2001

Memorandum

To: Office of the Sheriff  
Columbia County

Attn: Sheriff Roadarmel, Real Estate Dept.

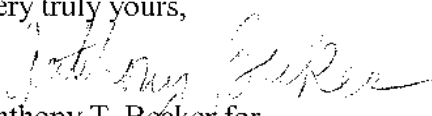
Re: No. 2000-CV-952  
Brenda L. and Steven H. Storaska  
Premises: RR #5, Box 0, a/k/a 678 State Road  
Bloomsburg, PA 17815

Please **POSTPONE** the Sheriff's sale relative to the above referenced matter which is scheduled for **APRIL 11, 2001** and relist the property for the **MAY 24, 2001** sale.

Postponement of this sale is necessary so that service may be effectuated upon all interested parties pursuant to the Pennsylvania Rules of Civil Procedure.

Thank you.

Very truly yours,

  
Anthony T. Becker for  
Federman and Phelan

alb  
cc: Wells Fargo Home Mortgage  
Attn: - Foreclosure Department  
Loan No. 6072375  
Fax No. (727) 319-6360

Write "Return Receipt Requested" on the mailpiece below the article number.  
The Return Receipt will show to whom the article was delivered and the date delivered.

Consult postmaster for fee.

3. Article Addressed to:

Wendla Storaska  
120 Pecanwood Drive  
Manchester, NH 39120

4a. Article Number

7000520001714212749

4b. Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JAN 22 2001

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Wendla Storaska*

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0229

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number

7000520001714212756

4b. Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JAN 22 2001

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *Mary Vanderheid*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number

7000520001714212763

4b. Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JAN 22 2001

8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X *D. S. Jr.*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and 2 for additional services.
- Complete items 3 and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery

Consult postmaster for fee.

Article Number

7000520001714212776

Service Type

- ☐ Registered ☒ Certified  
☐ Express Mail ☐ Insured  
☒ Return Receipt for Merchandise ☐ COD

Date of Delivery

JAN 22 2001

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG PA 17128-1230

Is your RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)

PA DEPT OF REVENUE

6. Signature: (Addressee or Agent)

X

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

8. Addressee's Address (Only if requested and fee is paid)

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

CHECK NO  
137616

05-30-2001

DATE	AMOUNT
5/30/2001	*****1,225.66

Pay ONE THOUSAND TWO HUNDRED TWENTY FIVE AND 66/100 DOLLARS

Void after 90 days

To The Sheriff of Columbia County  
Order 35 W Main Street  
Of Bloomsburg, PA 17815

*Frank Federman*

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

137616 036001808136 065738 11

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO HOME MORTGAGE

VS.

BRENDA AND STEVEN STORASKA

WRIT OF EXECUTION #10F 2001 ED

POSTING OF PROPERTY

WEDNESDAY MARCH 7, 2001          POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF BRENDA AND STEVEN STORASKA AT RR#5 BOX 0 BLOOMSBURG, PA 17815  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF RYAN KING.

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF MARCH, 2001

SARAH J. HOWER

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Frank Federman, Esq.  
1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103-1814

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

CASE NO. 1 of 2001 ED

WRIT OF EXECUTION

SERVICE ON Steven H. Storaska

ON January 22, 2001 AT 5:00 PM A TRUE AND ATTESTED COPY OF  
THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE  
AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Steven Storaska  
AT 678 State Road Bloomsburg, PA BY CHIEF/ DEPUTY Ryan King  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Steven H. Storaska

SO ANSWERS:

Ryan King  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS 27th DAY OF February  
YEAR 2001

Sarah J. Hower  
NOTARY - SARAH J. HOWER

Harry A. Roadarmel, Jr.  
SHERIFF

NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: Jan. 19, 2001

Re: Sheriff's Sale Advertising Dates

Wells Fargo Home

Mortgage, Inc. VS. Brenda L. and Steven H. Storaska

No. 1 of 2001 ED No. 952 of 2000 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

1st week March 21, 2001 SALE DATE: APRIL 11, 2001 at 10:00 AM

2nd week March 28, 2001

3rd week April 4, 2001

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

**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 either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by 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.

Frank Federman, Esq.  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd.  
Suite 1400  
Philadelphia, PA 19103-1814

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

1-2001



## SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 1-2-01  
DOCKET AND INDEX 1-19-01  
SET FILE FOLDER UP 1-19-01  
CHECK FOR PROPER INFO  
WRIT OF EXECUTION 2  
COPY OF DESCRIPTION 9  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF'S SALE 12  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LEINS LIST ✓  
CHECK FOR \$~~1200.00~~ 900.00 CK 112785 Atty

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE  
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Apr 11, 2001 at 10:00  
POST ALL DATES ON CALANDER Adv. Mar 21, 28 Apr 4 Post Mar 9, 2001

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE \_\_\_\_\_

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS \_\_\_\_\_

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) \_\_\_\_\_

## SERVICE

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

PUT PAPERS TOGETHER FOR DEFENDANTS \_\_\_\_\_

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS \_\_\_\_\_

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT \_\_\_\_\_

- \* DOCKET ALL DATES



ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR EIN HOLDERS \_\_\_\_\_

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

**\*\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO FEDERAL AND STATE TAX AUTH. \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE (POST ON BOARD) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

<b>WELLS FARGO HOME MORTGAGE, INC.,</b>	:	<b>COLUMBIA COUNTY</b>
<b>F/K/A NORWEST MORTGAGE, INC.</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>5024 PARKWAY PLAZA BOULEVARD</b>	:	
<b>CHARLOTTE, NC 28217</b>	:	<b>CIVIL DIVISION</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	<b>NO. 2000-CV-952</b>
<b>BRENDA L. STORASKA</b>	:	<i>2001-ED-1</i>
<b>STEVEN H. STORASKA</b>	:	
<b>RR #5 BOX 0, A/K/A 678 STATE ROAD</b>	:	
<b>BLOOMSBURG, PA 17815</b>	:	
<b>Defendant(s).</b>	:	

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

TO: **BRENDA L. STORASKA**  
**120 PECANWOOD DRIVE**  
**NANCHEZ, MS 39120**

**STEVEN H. STORASKA**  
**RR #5 BOX 0, A/K/A 678 STATE ROAD**  
**BLOOMSBURG, PA 17815**

**Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..**

Your house (real estate) at **RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on April 11, 2001, at 1000 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$71,097.84** obtained by **WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**, (the Mortgagee) against you. If the Sale is postponed, the property will be relisted for Sale.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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 better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

## DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing stone corner and also being the northeast corner of lands of Ross H. and Ethel M. Hess; then by lands of Alvin J. Albeck, Jr. and Barbara Albeck Irwin, North 85 degrees 34 minutes 15 seconds east 267.79 feet to an existing stone corner; then by the same, south 07 degrees 18 minutes 36 seconds east 197.52 feet to an iron pin set in an existing stump; then by the same, north 86 degrees 07 minutes 18 seconds east 454.42 feet to an existing stone corner; then by other lands of Harold W. Carl J. and Franklin D. Welliver and crossing an existing 12 foot driveway, south 03 degrees 14 minutes 08 seconds east 174.98 feet to an iron pin; then by the same lands of Welliver, south 86 degrees 07 minutes 18 seconds west 747.75 feet and crossing a transmission line right-of-way described in Miscellaneous Book 42 Page 886 to an iron pin; then by other lands of said Welliver and lands of Ross H. and Ethel M. Hess, North 01 degrees 26 minutes 53 seconds west 370.00 feet to the place of beginning containing 4.243 acres of land and including a 50 foot right-of-way; the centerline of said 50 foot right-of-way being described as follows; beginning at a point in the center of State Route No. 1008; then along other lands of Harold W. Carl J. and Franklin D. Welliver north 08 degrees 35 minutes 23 seconds west, 92.71 feet; north 04 degrees 35 minutes 46 seconds west, 173.73 feet; north 02 degrees 13 minutes 24 seconds west 208.60 feet; north 48 degrees; 17 minutes 05 seconds west 266.91 feet; north 83 degrees 28 minutes 51 seconds west 115.73 feet; north 71 degrees 39 minutes 32 seconds west, 142.13 feet; north 79 degrees 32 minutes 33 seconds west 482.98 feet; north 56 degrees 40 minutes 55 seconds west, 164.20 feet to a pint on the eastern line of above described lands and also being south 03 degrees 14 minutes 08 seconds 30.89 feet from an existing stone corner.

TOGETHER with the Use in Common with Grantors, their successors and assigns, of a certain fifty (50') foot wide access right of way as the sole and exclusive means of ingress, egress and regress to and from the within conveyed premises and State Route 1008. Said access right of way is shown and depicted on the subdivision plan approving the subdivision of the within conveyed premises, which plan has been recorded prior to the recording hereof. The usage of said right of way shall be in common with Grantors and their successors in interest with respect to any other lands which Grantors may currently own and as to which Grantors may grant the right and privilege to use such access right of way.

The access right of way shall be used solely for (a) vehicular and pedestrian access to the premises conveyed and (b) installation of underground utilities to service the said premises. No above ground utilities or other use of the right of way shall be permitted. Except for temporary periods associated with construction, maintenance and repair, the right of way shall at all times remain open and unobstructed.

The existing cartway shall be maintained in its current condition. Grantees and their successor owners shall contribute 15% of the cost of maintenance, repair and reconstruction of the said cartway, with grantors and their successor owners to contribute 85% of such cost.

Tax Parcel #27-04-024

TITLE TO SAID PREMISES IS VESTED IN Steven H. Storaska and Brenda L. Storaska, husband and wife by Deed from Harold William Welliver, James L. Welliver and Theodore W. Welliver and Dale F. Welliver, partners t/a Welliver Brothers Real Estate partnership, formerly known as Welliver Brothers Partnership dated 11/13/96, recorded 11/14/96, in Record Book 641, Page 925. Premises being: RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO HOME MORTGAGE, INC.,  
F/K/A NORWEST MORTGAGE, INC.  
5024 PARKWAY PLAZA BOULEVARD  
CHARLOTTE, NC 28217**

**Plaintiff,**

v.

**BRENDA L. STORASKA  
STEVEN H. STORASKA**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2000-CV-952**  
: *2001-ED-1*  
:  
:  
:  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815.**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

<b>BRENDA L. STORASKA</b>	<b>120 PECANWOOD DRIVE NANCHEZ, MS 39120</b>
-------------------------------	--------------------------------------------------

<b>STEVEN H. STORASKA</b>	<b>RR #5 BOX 0, A/K/A 678 STATE ROAD BLOOMSBURG, PA 17815</b>
-------------------------------	-------------------------------------------------------------------

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**Same as above**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**None**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**None**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**None**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**None**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---------------------------------------------------------------------------------------

**COMMONWEALTH  
OF PENNSYLVANIA**

**DEPARTMENT OF WELFARE  
P.O. BOX 2675  
HARRISBURG, PA 17105**

**TENANT/OCCUPANT**

**RR #5 BOX 0, A/K/A 678 STATE ROAD  
BLOOMSBURG, PA 17815**

**DOMESTIC  
RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or 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.

December 20, 2000

Date

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

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

WELLS FARGO HOME  
MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. ....

vs.  
BRENDA L. STORASKA .....  
STEVEN H. STORASKA .....

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-ED-1 Term ~~2000~~ 2001  
No. 2000-CV-952 Term 2000  
No. .... Term 2000

WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF ..... COLUMBIA ..... COUNTY, PENNSYLVANIA:

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

PREMISES: RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due

\$71,097.84

Interest from 10/31/00 to Sale  
at \$11.69 per diem

\$..... and costs.

Dated

Jan. 2, 2001  
(SEAL)

Jami B. Kline  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.



## DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Orange Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing stone corner and also being the northeast corner of lands of Ross H. and Ethel M. Hess; then by lands of Alvin J. Albeck, Jr. and Barbara Albeck Irwin, North 85 degrees 34 minutes 15 seconds east 267.79 feet to an existing stone corner; then by the same, south 07 degrees 18 minutes 36 seconds east 197.52 feet to an iron pin set in an existing stump; then by the same, north 86 degrees 07 minutes 18 seconds east 454.42 feet to an existing stone corner; then by other lands of Harold W. Carl J. and Franklin D. Welliver and crossing an existing 12 foot driveway, south 03 degrees 14 minutes 08 seconds east 174.98 feet to an iron pin; then by the same lands of Welliver, south 86 degrees 07 minutes 18 seconds west 747.75 feet and crossing a transmission line right-of-way described in Miscellaneous Book 42 Page 886 to an iron pin; then by other lands of said Welliver and lands of Ross H. and Ethel M. Hess, North 01 degrees 26 minutes 53 seconds west 370.00 feet to the place of beginning containing 4.243 acres of land and including a 50 foot right-of-way; the centerline of said 50 foot right-of-way being described as follows; beginning at a point in the center of State Route No. 1008; then along other lands of Harold W. Carl J. and Franklin D. Welliver north 08 degrees 35 minutes 23 seconds west, 92.71 feet; north 04 degrees 35 minutes 46 seconds west, 173.73 feet; north 02 degrees 13 minutes 24 seconds west 208.60 feet; north 48 degrees; 17 minutes 05 seconds west 266.91 feet; north 83 degrees 28 minutes 51 seconds west 115.73 feet; north 71 degrees 39 minutes 32 seconds west, 142.13 feet; north 79 degrees 32 minutes 33 seconds west 482.98 feet; north 56 degrees 40 minutes 55 seconds west, 164.20 feet to a pint on the eastern line of above described lands and also being south 03 degrees 14 minutes 08 seconds 30.89 feet from an existing stone corner.

TOGETHER with the Use in Common with Grantors, their successors and assigns, of a certain fifty (50') foot wide access right of way as the sole and exclusive means of ingress, egress and regress to and from the within conveyed premises and State Route 1008. Said access right of way is shown and depicted on the subdivision plan approving the subdivision of the within conveyed premises, which plan has been recorded prior to the recording hereof. The usage of said right of way shall be in common with Grantors and their successors in interest with respect to any other lands which Grantors may currently own and as to which Grantors may grant the right and privilege to use such access right of way.

The access right of way shall be used solely for (a) vehicular and pedestrian access to the premises conveyed and (b) installation of underground utilities to service the said premises. No above ground utilities or other use of the right of way shall be permitted. Except for temporary periods associated with construction, maintenance and repair, the right of way shall at all times remain open and unobstructed.

The existing cartway shall be maintained in its current condition. Grantees and their successor owners shall contribute 15% of the cost of maintenance, repair and reconstruction of the said cartway, with grantors and their successor owners to contribute 85% of such cost.

Tax Parcel #27-04-024

TITLE TO SAID PREMISES IS VESTED IN Steven H. Storaska and Brenda L. Storaska, husband and wife by Deed from Harold William Welliver, James L. Welliver and Theodore W. Welliver and Dale F. Welliver, partners t/a Welliver Brothers Real Estate partnership, formerly known as Welliver Brothers Partnership dated 11/13/96, recorded 11/14/96, in Record Book 641, Page 925. Premises being: RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815

**FEDERMAN AND PHELAN, LLP**

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO HOME MORTGAGE, INC.,**

**F/K/A NORWEST MORTGAGE, INC.**

**5024 PARKWAY PLAZA BOULEVARD**

**CHARLOTTE, NC 28217**

**Plaintiff,**

**v.**

**BRENDA L. STORASKA**

**STEVEN H. STORASKA**

**RR #5 BOX 0, A/K/A 678 STATE ROAD**

**BLOOMSBURG, PA 17815**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2000-CV-952**  
: *2001-ED-1*  
:  
:  
:  
:  
:  
:

**CERTIFICATION**

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) Act 91 procedures have been fulfilled

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

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

..... (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE; - Now, ....., 19 ....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

Sheriff

Sir: --- There will be placed in your hands

for service a Writ of ..... EXECUTION (REAL ESTATE) ....., styled as

follows: WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC. vs BRENDA L. STORASKA and STEVEN H. STORASKA

The defendant will be found at RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815

Frank Dehman Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

.....  
.....  
.....

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. <b>Expiration date</b>
--------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

<b>Plaintiff</b> WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	<b>Court Number</b> 2000-CV-952
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<b>Defendant</b> BRENDA L. STORASKA & STEVEN H. STORASKA	<b>Type or Writ of Complaint</b> EXECUTION/NOTICE OF SALE
-------------------------------------------------------------	--------------------------------------------------------------

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE <u>STEVEN H. STORASKA</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815</u>
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 2000, I, Sheriff of BLAIR County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of BLAIR County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff  ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	<b>Telephone Number</b> (215)563-7000	<b>Date</b>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------	-------------

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 19____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

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Premises being: RR #5 BOX 0, A/K/A 678 STATE ROAD, BLOOMSBURG, PA 17815

ENTITY VENDOR  
FAP Sheriff of Columbia County {SCOLU}

CHECK DATE CHECK NO.  
12/21/2000 112785

DOC NO	APPLY TO	DATE	INVOICE	APPLY TO INVOICE	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
112785	090186	12/20/00	6072375		900.00	0.00	900.00
BRENDA							
							900.00

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
112785

DRM 12-21-2000

DATE	AMOUNT
12/21/2000	*****900.00

Void after 90 days

Pay NINE HUNDRED AND 00/100 DOLLARS

To The Sheriff of Columbia County  
Order 35 W Main Street  
Of Bloomsburg, PA 17815

*Frank Federman*

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

112785 036001808136 065738 1

# SHERIFF'S SALE

WEDNESDAY APRIL 11, 2001 at 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1-2001 ED AND CIVIL WRIT NO. 952-2000 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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