

SHERIFF'S SALE COST SHEET

12615 Fairview Home NHT, vs. William Detoski
 NO. 39-03 ED NO. 1352-02 JD DATE/TIME OF SALE 6-25-03/ 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>388.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>673.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>848.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>09</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>121</u>
SCHOOL DIST. 20	\$ <u>121</u>
DELINQUENT 20 <u>10</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1415.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Home Mt. vs William Petroski

NO. 39-03 ED NO. 1352-02 JD

DATE/TIME OF SALE: 6-25-05/1900

BID PRICE (INCLUDES COST) \$ 10,002.00

POUNDAGE - 2% OF BID \$ 200.04

TRANSFER TAX - 2% OF FAIR MKT \$ - 0 -

2% Conf. 356.00

MISC. COSTS \$ 413.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1063.04

PURCHASER(S): Wells Fargo Home Mt.

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Plt 1/2 on behalf of Plaintiff

LIEN CERTIFICATE: \$ _____

TOTAL DUE: \$ 1863.04

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 513.04

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009
christina.andrulonis@fedphe-pa.com

Christine Andrulonis
Paralegal, ext. 1349

Representing Lenders in
Pennsylvania and New Jersey

June 27, 2003

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

Re: PETROSKI, William J.
15 Peppermill Road
Bloomsburg, PA 17815
No. 2002-CV-1352

Dear Sir or Madam:

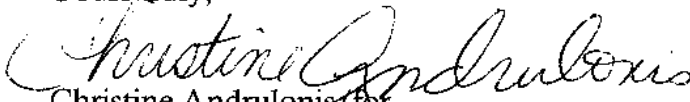
With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., 3476 State View Blvd, Fort Mill, SC, 29715.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Christine Andrulonis for
Federman & Phelan, LLP

Enclosure

cc: Wells Fargo Home Mortgage, Inc. Account No. 3312599

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
Zip Code Zip Code

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 State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	3476 State View Blvd
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Fort Mill SC 29715

C PROPERTY LOCATION

Street Address	City, Township, Borough	
15 Peppermill Road, Bloomsburg, PA 17815	Township of Hemlock	
County	School District	Tax Parcel Number
Columbia	Township of Hemlock	18-04-021

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$10,002.00	+ -0-	= \$10,002.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,581.00	x 2.80	= \$68,826.80

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 612, Page Number 48.
- ☐ 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. _____)

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: 6/27/03

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

CHECK DATE CHECK NO.
07/02/2003 000285403

DATE	VENDOR CREDIT	VENDOR NO INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
02/2003 9		65477	513.04	0.00	513.04
					513.04

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000285403

DRM 07/02/2003

DATE	AMOUNT
07/02/2003	*****513.04

Void after 90 days

Pay FIVE HUNDRED THIRTEEN AND 04/100 DOLLARS

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

Frank Federman

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

11 285403 11 103600 1808 36 150866 6 11

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Christine

From: Chief Deputy T. Chamberlain

Fax:

Date: July 1, 2003

Phone:

Pages: 3

Re: Petroski

CC:

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

•Comments:

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, INC.

VS.

WILLIAM J. PETROSKI

WRIT OF EXECUTION #39 OF 2003 ED

POSTING OF PROPERTY

MAY 22, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF
WILLIAM J. PETROSKI AT 15 PEPPERMILL ROAD BLOOMSBURG COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY STEVEN
HARTZEL.

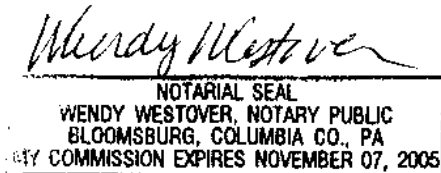
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF MAY 2003



FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

May 21, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLSFARGO HOME MORTGAGE, INC. F/K/A NORWEST
MORTGAGE, INC.
V. WILLIAM J. PETROSKI and
COLUMBIA COUNTY, NO. 2002CV1352

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

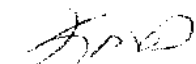
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

Yours truly,


Kristin M. DeMuro
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/25/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLSFARGO HOME MORTGAGE, INC. F/K/A NORWEST
MORTGAGE, INC.) CIVIL ACTION

)

vs.

WILLIAM J. PETROSKI) CIVIL DIVISION
) NO. 2002CV1352

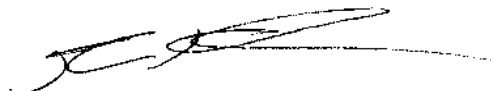
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **WELLSFARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.** hereby verify that on **5/7/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

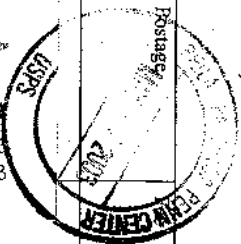
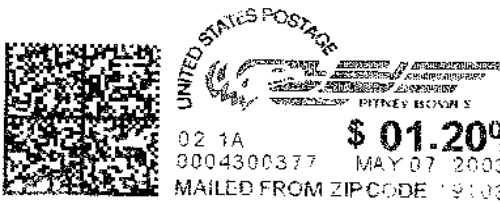
DATE: May 21, 2003


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		TENANT/OCCUPANT 15 PEPPERMILL ROAD BLOOMSBURG, PA 17815	
4		WILLIAM J. PETROSKI 15 PEPPERMILL ROAD BLOOMSBURG, PA 17815	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE: PETROSKI, WILLIAM	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
			KMD



FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Frank.Mott@fedphe-pa.com

May 21, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO HOME MORTGAGE, INC.
V. WILLIAM J. PETROSKI AND
COLUMBIA COUNTY, NO. 2002CV1352

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Frank Mott
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/25/03SHERIFF'S SALE*****

FEDERMAN AND PHELAN
BY: FRANK FEDERMAN
IDENTIFICATION NO. 12248
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC.
vs.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

WILLIAM J. PETROSKI

NO. 2002CV1352

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person(s) WILLIAM J. PETROSKI on 5/16/03 at 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815 in accordance with the Order of Court dated, 2/5/03.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: May 21, 2003

7160 3901 9844 2424 7948

TO: WILLIAM J. PETROSKI
15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

SENDER: KMD/FTM

REFERENCE: PETROSKI

TEAM 3

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	34 37
	Certified Fee	1.98 2.30
	Return Receipt Fee	0.00
	Restricted Delivery	0.00
	Total Postage & Fees	2.24

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

2.67

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0257

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

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

39ED2003

VS.

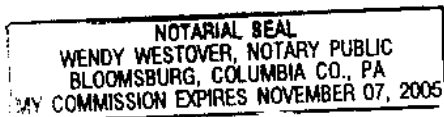
WILLIAM J. PETROSKI

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 4/23/2003 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Friday, April 25, 2003

Wendy Westover

NOTARY PUBLIC



SO ANSWERS :

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL JR
SHERIFF

BY:

G. Millard

G. MILLARD
DEPUTY SHERIFF

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

Friday, April 11, 2003

DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-

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

VS

WILLIAM J. PETROSKI

CET 2003

DOCKET # 39ED2003

JD # 1352JD2002

PAID April 22, 2003 see attached copy

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002CV1352
:
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

4/3/03

**TO: WILLIAM J. PETROSKI
15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815**

Your ~~house~~ (real estate) at **15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on June 25, 2003, at 9:00 AM in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$58,176.07** obtained by **WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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 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, 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 page two 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 (814) 272-9350.

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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner at the intersection of lands now or formerly of Frank Shaffer and Philip Flad;

THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Andress, Jr. and Virginia G. Andress;

THENCE along the line of lands of said Andress, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

THENCE along line of land now or formerly of Frank Shaffer, North 76 degrees 25 minutes East, a distance of 206 feet to a stone corner, the place of BEGINNING.

CONTAINING .4 acre of land.

BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

TAX PARCEL # 18-04-021

TITLE TO SAID PREMISES IS VESTED IN William J. Petroski by Deed from Patrick K. Gaughan, Jr., unmarried and Julie M. Gaughan, unmarried dated 11/29/1995 and recorded 12/1/1995 in Record Book 612 Page 38.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/9/2003

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 39ED2003

PLAINTIFF

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

DEFENDANT

WILLIAM J. PETROSKI

Post at Residence.

PERSON/CORP TO SERVED
WILLIAM J. PETROSKI
15 PEPPER MILL ROAD
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Potell

RELATIONSHIP

IDENTIFICATION

DATE

04/23/03

TIME

1027

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

04/23/03

1027

Millard

*Deft. left & forwarding
address w/ P. Office.*

DEPUTY

Millard

DATE

04/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/9/2003

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 39ED2003

PLAINTIFF

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

DEFENDANT

WILLIAM J. PETROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
15 PEPPERMILL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON

Postcard

RELATIONSHIP

IDENTIFICATION

DATE *04/23/03*

TIME *1027*

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

04/23/04

1027

Miller

Def. Moved left no forwarding address ✓ w/ P. Office.

DEPUTY

Miller

DATE

04/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/9/2003

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 39ED2003

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

DEFENDANT WILLIAM J. PETROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
116 FROSTY VALLEY ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Denise Ottaviani

RELATIONSHIP Tax Col. IDENTIFICATION _____

DATE 04/23/05 TIME 1035 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Millard DATE 03/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/9/2003

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 39ED2003

PLAINTIFF

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

DEFENDANT

WILLIAM J. PETROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	WRIT OF EXECUTION - MORTGAGE
FIREHALL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

04/22/03

TIME

1012

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

04/23/03

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

April 11, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

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

VS

WILLIAM J. PETROSKI

DOCKET #39ED2003

JD #1352JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/9/2003

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 39ED2003

PLAINTIFF

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

DEFENDANT

WILLIAM J. PETROSKI

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Carl Kipp

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-3 TIME 1400 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-21-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/9/2003

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 39ED2003

PLAINTIFF

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

DEFENDANT

WILLIAM J. PETROSKI

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Solicitor - Crest Srs

RELATIONSHIP

IDENTIFICATION

DATE TIME MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

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

F. OTHER (SPECIFY)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

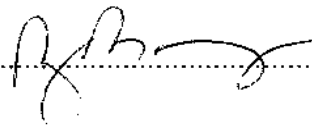
DEPUTY

DATE

4.21.03

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 June 4, 11, 18, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement 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.

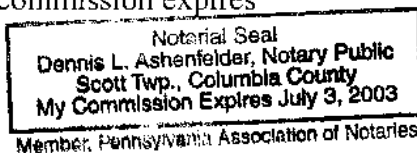
..... 

Sworn and subscribed to before me this 19th day of June 2003

..... 

(Notary Public)

My commission expires



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

.....

REAL ESTATE OUTLINE

ED # 39-03

DATE RECEIVED 4-9-03
DOCKET AND INDEX 4-11-03
SET FILE FOLDER UP 4-11-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE 10
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 267245

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

SALE DATE June 25, 03 TIME 0900
POSTING DATE May 22 03
ADV. DATES FOR NEWSPAPER
1ST WEEK June 4
2ND WEEK 11
3RD WEEK 18

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2002CV1352
: *2003-ED-39*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$58,176.07

Interest from ~~4/7/03~~ — \$ _____
to sale date
(per diem-\$9.56)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Kline* / *EAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *4/9/03*
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner at the intersection of lands now or formerly of Frank Shaffer and Philip Flad;

THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Andress, Jr. and Virginia G. Andress;

THENCE along the line of lands of said Andress, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

THENCE along line of land now or formerly of Frank Shaffer, North 76 degrees 25 minutes East, a distance of 206 feet to a stone corner, the place of BEGINNING.

CONTAINING .4 acre of land.

BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

TAX PARCEL # 18-04-021

TITLE TO SAID PREMISES IS VESTED IN William J. Petroski by Deed from Patrick K. Gaughan, Jr., unmarried and Julie M. Gaughan, unmarried dated 11/29/1995 and recorded 12/1/1995 in Record Book 612 Page 38.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2002CV1352
: 2003-ED-39
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$58,176.07

Interest from ~~4/4/03~~ to sale date
(per diem-\$9.56) \$ _____

Total \$ _____ Plus Costs as endorsed.

Clerk Fanni B. Kline/EAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 4/9/03
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner at the intersection of lands now or formerly of Frank Shaffer and Philip Flad;

THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Andress, Jr. and Virginia G. Andress;

THENCE along the line of lands of said Andress, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

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BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2002CV1352
:
: 2003-ED-39
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due	\$58,176.07
Interest from 4/4 7/03 to sale date (per diem-\$9.56)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

Clerk Fanni B. Kline / GAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 4/9/03
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner at the intersection of lands now or formerly of Frank Shaffer and Philip Flad;

THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Andress, Jr. and Virginia G. Andress;

THENCE along the line of lands of said Andress, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

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TAX PARCEL # 18-04-021

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WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: **COURT OF COMMON PLEAS**
: **COLUMBIA COUNTY, PA**
:
: **NO: 2002CV1352**
: *2003-ED-39*
: **WRIT OF EXECUTION**
: **(MORTGAGE FORECLOSURE)**
:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$58,176.07

Interest from ~~4/4~~ 7/03 \$ _____
to sale date
(per diem-\$9.56)

Total \$ _____ Plus Costs as endorsed.

Clerk *Tammi B. Kline/EAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 4/9/2003
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner at the intersection of lands now or formerly of Frank Shaffer and Philip Flad;

THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Andress, Jr. and Virginia G. Andress;

THENCE along the line of lands of said Andress, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

THENCE along line of land now or formerly of Frank Shaffer, North 76 degrees 25 minutes East, a distance of 206 feet to a stone corner, the place of BEGINNING.

CONTAINING .4 acre of land.

BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

TAX PARCEL # 18-04-021

TITLE TO SAID PREMISES IS VESTED IN William J. Petroski by Deed from Patrick K. Gaughan, Jr., unmarried and Julie M. Gaughan, unmarried dated 11/29/1995 and recorded 12/1/1995 in Record Book 612 Page 38.

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002CR1352MF
: 2003-ED-39
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002CR1352MF

: 2003-ED-39

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, ESQ., sets forth as of the date
the Praeipe for the Writ of Execution was filed the following information concerning the real
property located at **15 PEPPERMILL 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)

WILLIAM J. PETROSKI

15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

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

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. Sec. 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE

Date: 4/3/03

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002CR1352MF
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

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

Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.**

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

NAME

LAST KNOWN ADDRESS

WILLIAM J. PETROSKI

15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

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:

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/3/03

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

WILLIAM J. PETROSKI

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002CV1352

:

:

:

:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

4/3/03

TO: WILLIAM J. PETROSKI
15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

Your house (real estate) at **15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$58,176.07** obtained by **WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.

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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN piece and parcel of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

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THENCE along lands now or formerly of said Philip Flad, South 10 degrees 35 minutes East, a distance of 77 feet to an iron pin corner in line of land now or formerly of Roy C. Address, Jr. and Virginia G. Address;

THENCE along the line of lands of said Address, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

THENCE along line of land now or formerly of Frank Shaffer, North 76 degrees 25 minutes East, a distance of 206 feet to a stone corner, the place of BEGINNING.

CONTAINING .4 acre of land.

BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

TAX PARCEL # 18-04-021

TITLE TO SAID PREMISES IS VESTED IN William J. Petroski by Deed from Patrick K. Gaughan, Jr., unmarried and Julie M. Gaughan, unmarried dated 11/29/1995 and recorded 12/1/1995 in Record Book 612 Page 38.

so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number (Transfer from service label)
7002241000180797831

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery
APR 14 2001

6. Received by (Printed Name)
James J. Venturo

7. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

8. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
9. Print your name and address on the reverse so that we can return the card to you.
10. Attach this card to the back of the mailpiece, or on the front if space permits.

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label)
70022420000180797848

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

1. Article Addressed to:
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number (Transfer from service label)
70022410000180797879

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label)
70022420000180797855

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
300 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label)
70022420000180797862

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Date of Delivery
APR 14 2001

6. Received by (Printed Name)
James J. Venturo

7. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

8. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
9. Print your name and address on the reverse so that we can return the card to you.
10. Attach this card to the back of the mailpiece, or on the front if space permits.

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107


3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes


2. Article Number (Transfer from service label)
70022420000180797855

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

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 o 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,, 20....., 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. ROADARMEI.

Sheriff

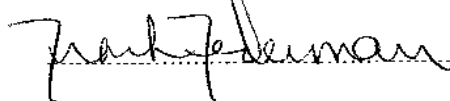
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: WELLS FARGO HOME MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC. vs WILLIAM J. PETROSKI and

The defendant will be found at .15 PEPPERMILL ROAD,
BLOOMSBURG, PA 17815

 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.....


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

....., 20

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 o 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,, 20....., 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))

....., 20

HARRY A. ROADARMEL

Sheriff

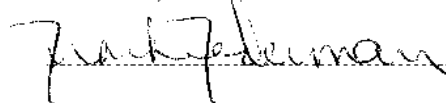
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The defendant will be found at 15 PEPPERMILL ROAD,
BLOOMSBURG, PA 17815

 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.....

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.....
.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

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

DEFENDANT

WILLIAM L. PETROSKI

COURT NO.: 2002CV1352

SERVE AT:

15 PEPPER MILL ROAD
BLOOMSBURG, PA 17815

a) TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __ o'clock __ M., :
_____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the _____ day of _____, 200__, at _____ o'clock __ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

IDEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

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

DEFENDANT

WILLIAM L. PETROSKI

COURT NO.: 2002CV1352

SERVE AT:

15 PEPPERMILL ROAD
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I. DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

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THENCE along the line of lands of said Address, South 61 degrees 40 minutes West, a distance of 152.66 feet to a point in the center of the State Highway leading from Danville;

THENCE along the center line of said highway, North 38 degrees 30 minutes West, a distance of 130 feet to a point in the center of said highway;

THENCE along line of land now or formerly of Frank Shaffer, North 76 degrees 25 minutes East, a distance of 206 feet to a stone corner, the place of BEGINNING.

CONTAINING .4 acre of land.

BEING KNOWN AS 15 PEPPERMILL ROAD, BLOOMSBURG, PA 17815.

TAX PARCEL # 18-04-021

TITLE TO SAID PREMISES IS VESTED IN William J. Petroski by Deed from Patrick K. Gaughan, Jr., unmarried and Julie M. Gaughan, unmarried dated 11/29/1995 and recorded 12/1/1995 in Record Book 612 Page 38.

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148
3-180/360
CHECK NO
267245

DATE	AMOUNT
04/07/2003	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

VOID after 90 days

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

Frank Federman

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

267245 03600180836 150866 6