

Date: 09/03/2003

Columbia County Court of Common Pleas

NO. 0007506

Time: 01:18 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Office

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1138

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Wibac & Anthony Scowell
 NO. 55-03 ED NO. 85-17 JD DATE/TIME OF SALE 7-30-08 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>475.00</u>	

WEB POSTING	<u>1135</u> \$150.00
PRESS ENTERPRISE INC.	\$ <u>614.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>839.72</u>	

PROTHONOTARY (NOTARY)	<u>57</u> \$10.00
RECORDER OF DEEDS	<u>49</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>121</u>
SCHOOL DIST. 20	<u>44</u> \$ <u>539.86</u>
DELINQUENT 20	<u>41</u> \$ <u>5.00</u>
TOTAL ***** \$ <u>544.86</u>	

MUNICIPAL FEES DUE:	
SEWER 20	<u>40</u> \$ <u>316.00</u>
WATER 20	\$
TOTAL ***** \$ <u>316.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 2377.08

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Home Mort. vs Willbur & Audrey Seawell

NO. 55-03 ED NO. 80-03 JD

DATE/TIME OF SALE: 7-30-05 / 10:00

BID PRICE (INCLUDES COST) \$ 142,000

POUNDAGE - 2% OF BID \$ 2,840

TRANSFER TAX - 2% OF FAIR MKT \$ 0

LIEN CERTIFICATE \$ 500.00

MISC. COSTS \$ 2577.08

TOTAL AMOUNT NEEDED TO PURCHASE \$ 145,387.08

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Paul H. Tuthill, Love Attorney

TOTAL DUE: \$ 145,387.08

LESS DEPOSIT: \$ 15,800.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 129,587.08

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

August 4, 2003

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

Re: SEAWELL, Wilbur L., Jr., a/k/a Wilbur Seawell, Jr.
and Audrey M. Seawell
1519 Spring Garden Avenue
Berwick, PA 18603
No. 2003-CV-80

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, Foreclosure Unit, Mail Stop 61, P.O. Box 5000, Vienna, VA 22183-5000.

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

Enclosure

cc: Wells Fargo Home Mortgage, Inc. Account No. 2141657

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

REALTY TRANSFER TAX
STATEMENT OF VALUE

See Reverse for Instructions

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

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: Frank Federman, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000

Street Address: One Penn Center at Suburban Station
1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

B TRANSFER DATA

Grantor(s)/Lessor(s): Harry A. Roadarmel, Jr. - Sheriff
Columbia County Courthouse Date of Acceptance of Document: Grantee(s)/Lessee(s): FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address: P.O. Box 380, 35 W. Main St. Street Address: Foreclosure Unit Mail Stop 61, P.O. Box 5000
City: Bloomsburg State: PA Zip Code: 17815 City: Vienna State: VA Zip Code: 22183-5000

C PROPERTY LOCATION

Street Address: 1519 Spring Garden Avenue, Berwick, PA 18603 City, Township, Borough: Borough of Berwick
County: COLUMBIA School District: Borough of Berwick Tax Parcel Number: 04D-05-093

D VALUATION DATA

1. Actual Cash Consideration: \$2,077.08 2. Other Consideration: + -0- 3. Total Consideration: = \$2,077.08
4. County Assessed Value: \$17,544.00 5. Common Level Ratio Factor: x 2.92 6. Fair Market Value: = \$ 51,228.48

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Interest Conveyed: 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 629 . Page Number 865 .
- ☐ 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 Home Loan Mortgage Corporation, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. 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: 8/4/03

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

ENTITY VENDOR
FAP Sheriff of Columbi County [SCOLU]

CHECK DATE CHECK NO.
08/06/2003 000292244

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000292244	000321563	08/06/2003		67917	2,077.08	0.00	2,077.08
SEAWELL, WILBUR #2141657							
							2,077.08

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
000292244

DATE	AMOUNT
08/06/2003	*****2,077.08

Pay TWO THOUSAND SEVENTY SEVEN AND 08/100 DOLLARS

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

Frank Federman

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
Ryan.Carroll@fedphe.com

July 29, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.
V. WILBUR L. SEAWELL, JR., A/K/A WILBUR SEAWELL, JR. and
AUDREY M. SEAWELL
COLUMBIA COUNTY, NO. 2003-CV-80

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

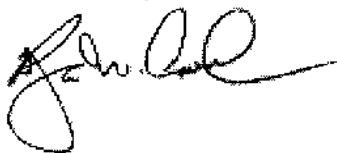
Enclosed please find the following:

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,

A handwritten signature in black ink, appearing to read "Ryan M. Carroll", written over a horizontal line.

Ryan M. Carroll
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 7/30/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

vs.


WILBUR L. SEAWELL, JR.,
A/K/A WILBUR SEAWELL, JR.) CIVIL DIVISION
AUDREY M. SEAWELL) NO. 2003-CV-80

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** hereby verify that on **6/17/03** 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: July 29, 2003

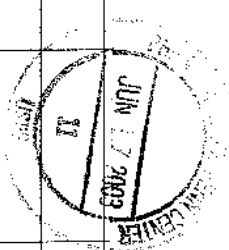

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	FIRST SELECT, INC. C/O D. APOTHAKE 1341 N. DELAWARE AVENUE, SE 405 PHILA, PA 19125		
3		EMPIRE FUNDING CORPORATION 9747 GREAT HILLS TRAIL ACSTIN, TX 78759		
4		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
5		TENANT/OCCUPANT 1519 SPRING GARDEN AVENUE BERWICK, PA 18603		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: SEAWELL, WILBUR 2141657 KMD/spm		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

TEAM 3



UNITED STATES POSTAGE
\$ 01.50
0004300377 JUN 17 2003
M. JLED FROM ZIP CODE 19103

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 July 9, 16, 23, 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.

Paul R. Eyerly IV

Sworn and subscribed to before me this 20th day of July 2003

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notary Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

.....

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
Ryan.Carroll @fedphe-pa.com

July 14, 2003

Office of the Sheriff
Columbia County Courthouse

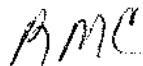
RE: Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc.
v. Wilbur L. Seawell, Jr., A/K/A Welbur Seawell, Jr.
vi. Audrey M. Seawell
vii. COLUMBIA COUNTY, NO. 55-ED-2003

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Ryan M. Carroll
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 7/30/03 SHERIFF'S SALE*****

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

WELLS FARGO HOME MORTGAGE, INC., 55ED2003
F/K/A NORWEST MORTGAGE, INC.

VS

WILBUR L. SEAWELL, JR, A/K/A WELBUR
SEAWELL, JR.
AUDREY M. SEAWELL

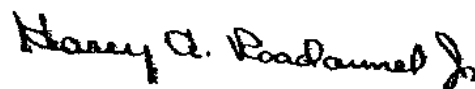
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 06, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE
FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO AUDREY SEAWELL AT PO
BOX 242, CHURCH VIEW WITH WILBUR SEAWELL SIGNING FOR A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

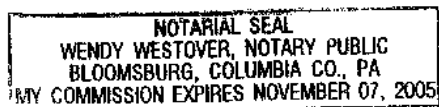
SO ANSWERS,

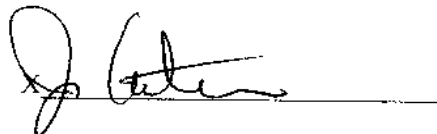
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 06, 2003


NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.





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.

WILBUR AND AUDREY SEAWELL

WRIT OF EXECUTION #55 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF WILBUR AND AUDREY SEAWELL AT 1519 SPRING GARDEN AVE. BERWICK,
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

SHERIFF'S SALE

WEDNESDAY JULY 30, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2003 ED AND CIVIL WRIT NO. 80 OF 2003 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 BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

TAX PARCEL #O4D-O5-093

BEING KNOWN AS 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Seawell, Jr. and Audrey M. Seawell, his wife by Deed from Mary Elizabeth Moore, widow dated 6/28/1996 and recorded 7/8/1996 in Record Book 629, Page 861.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is 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 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.

Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

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.

WILBUR AND AUDREY SEAWELL

WRIT OF EXECUTION #55 OF 2003 ED

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COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.

SO ANSWERS:




DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003



NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO HOME MORTGAGE, INC., 55ED2003
F/K/A NORWEST MORTGAGE, INC.

VS

WILBUR L. SEAWELL, JR, A/K/A WELBUR
SEAWELL, JR.
AUDREY M. SEAWELL

AFFIDAVIT OF SERVICE

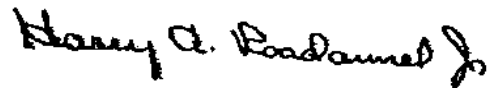
NOW, THIS FRIDAY, JUNE 06, 2003, THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO AUDREY SEAWELL AT PO BOX 242, CHURCH VIEW WITH WILBUR SEAWELL SIGNING FOR A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 06, 2003

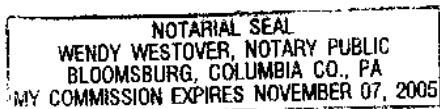


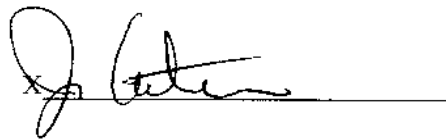
NOTARY PUBLIC



X

SHERIFF HARRY A. ROADARMEL JR.





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

WELLS FARGO HOME MORTGAGE, INC., 55ED2003
F/K/A NORWEST MORTGAGE, INC.

VS

WILBUR L. SEAWELL, JR, A/K/A WELBUR
SEAWELL, JR.
AUDREY M. SEAWELL

AFFIDAVIT OF SERVICE

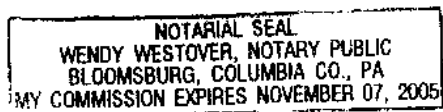
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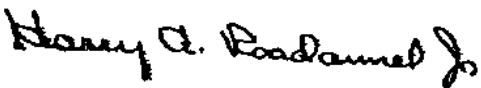
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 06, 2003

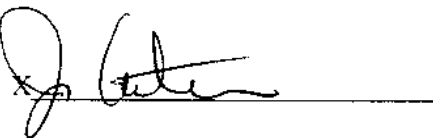


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.



**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 9, 2003

OWNER OR REPUTED OWNER

Wilbur L & Audrey M Seawell Jr

DESCRIPTION OF PROPERTY


1519 Spring Garden Ave
.18 acre

PARCEL NUMBER

04D,05-093-00,000

IN Berwick Boro.

Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002 

Excluding: Interim Tax Billings

Requested by: Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

Check Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SEAWELL WILBURL & AUDREY M J
1519 SPRING GARDEN AVE
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA COUNTY				DATE		BILL NO.	
				03/01/2003		5706	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL	17,544	5.646	97.07	99.05	108.96		
SINKING		.845	14.52	14.82	16.30		
LIGHT		.75	12.90	13.16	13.82		
FIRE		1.25	21.49	21.93	23.03		
BORO RE		6.1	104.88	107.02	112.37		
The discount & penalty have been calculated for your convenience							
PAY THIS AMOUNT				250.86	255.98	274.48	
				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
CITY				2%	2%		
TWP				2%	5%		
Discount				2%			
Penalty				10%			
PARCEL: 04D-05-093-00,000							
1519 SPR GD AVE							
.1756 Acres							
Land					3,060		
Buildings					14,484		
Total Assessment					17,544		

This tax returned to
courthouse on:
January 1, 2004

FILE COPY

Stamp

4/22

Harry this was paid
by Wells Fargo

Connie

5-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 5/2/2003

SERVICE# 7 - OF - 15 SERVICES
 DOCKET # 55ED2003

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
 AUDREY M. SEAWELL

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Kristy Roung

RELATIONSHIP Sec IDENTIFICATION _____

DATE 05/14/03 TIME 10:01 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

05/14/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/2/2003

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 55ED2003

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
AUDREY M. SEAWELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON Connie Gingher

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 05/14/03 TIME 1627 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

Miller A

05/14/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 5/2/2003

SERVICE# 5 - OF - 15 SERVICES
 DOCKET # 55ED2003

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
 AUDREY M. SEAWELL

PERSON/CORP TO SERVED
TENANT(S)
1519 SPRING GARDEN AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON _____

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

No Tenant
 F. OTHER (SPECIFY) *12468 Beach Trail*
Oct 3, Moved - @ *Blanchester Pa.*
01/03. *804-693-2887* *23061*

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Millard *05/15/03*

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse 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.

INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6683

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-096

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. Gomez*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

J. Gomez

C. Date of Delivery

MAY 1 2003

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

1.2

55

X *William Green*
 B. Received by (Printed Name)
 C. Date of Delivery

☐ Agent
☒ Addressee

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

☐ Yes
☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse 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.

OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6652

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *William Green*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

J. Gomez

C. Date of Delivery

MAY 9 2003

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

SE

55

X *William Green*
 B. Received by (Printed Name)
 C. Date of Delivery

☐ Agent
☒ Addressee

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

☐ Yes
☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse 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.

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

2. Article Number

(Transfer from service label)

7002 3150 0006 4911 6669

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Samuel J. Ventura*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

J. Gomez

C. Date of Delivery

MAY 16 2003

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

55

X *William Green*
 B. Received by (Printed Name)
 C. Date of Delivery

☐ Agent
☒ Addressee

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

☐ Yes
☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

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

Thursday, May 08, 2003

TENANT(S)
1519 SPRING GARDEN AVE.
BERWICK, PA 18603-

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

VS

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
AUDREY M. SEAWELL

DOCKET # 55ED2003

JD # 80JD2003

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

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.

WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:

: CIVIL DIVISION
:

: NO. 2003-CV-80
:

: *2003-ED-55*
:

:

:

****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

4/22/03

TO: WILBUR L. SEAWELL, JR., A/K/A WILBUR SEAWELL, JR.
AUDREY M. SEAWELL
12468 BEACH TRAIL
GLOUCESTER, VA 23061

Your house (real estate) at 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on July 30, 2003, at 10:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$45,837.52 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

TAX PARCEL #04D-05-093

BEING KNOWN AS 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Seawell, Jr. and Audrey M. Seawell, his wife by Deed from Mary Elizabeth Moore, widow dated 6/28/1996 and recorded 7/8/1996 in Record Book 629, Page 861.

BERWICK AREA JOINT SEWER AUTHORITY

**7474D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

May 15, 2003

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS

**WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
AUDREY M. SEAWELL**

DOCKET # 5SED2003

JD# 80JD2003

Dear Harry:

The outstanding balance on sewer account for the property located at 1519 Spring Garden Avenue, Berwick, Pennsylvania through July 2003 is \$316.00. The account balance through this timeframe is \$200.00, plus \$116.00 to satisfy lien No. 76 M.L.D. 2003.

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

Sincerely,



Kristy Romig
Authority Clerk

BERWICK AREA JOINT
SEWER AUTHORITY,

VS.

WILBUR SEAWELL
1519 SPRING GARDEN AVENUE
BERWICK, PA 18603

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH
)

NO. 76 M.L.D. 2003

The Berwick Area Joint Sewer Authority hereby files a claim and lien on judgment against WILBUR SEAWELL and all THAT CERTAIN LOT or piece of ground situate at 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603 In the Borough of Berwick, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental	\$	120.00
Filing costs		<u>19.00</u>
Total	\$	139.00

All together being the sum of ONE HUNDRED THIRTY-NINE & 00/100 (\$139.00) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area joint Sewer Authority.

DICKSON, GORDNER, McDONALD AND HESS

BY: *Anthony J. McDonald*

Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603
(570) 759-9814

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 APR 16 A 8:11

FILED
NOTARIAL

Date: April 8, 2003

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/2/2003

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 55ED2003

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
AUDREY M. SEAWELL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP D. R. O. IDENTIFICATION _____

DATE 05/09/03 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

Millard

DATE

05/09/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/2/2003

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 55ED2003

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR, A/K/A WELBUR SEAWELL, JR.
AUDREY M. SEAWELL

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Renew Newhart - Tax Claim

RELATIONSHIP

IDENTIFICATION

DATE 5-8-03

TIME 1130

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

Mark

DATE

5-8-03

REAL ESTATE OUTLINE

ED # 55-03

DATE RECEIVED 5-2-03
DOCKET AND INDEX 5-8-03
SET FILE FOLDER UP 5-8-03

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# 269995

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

SALE DATE July 30, 2003 TIME 1000
POSTING DATE June 25, 2003
ADV. DATES FOR NEWSPAPER
1ST WEEK July 7
2ND WEEK 16
3RD WEEK 23

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.

**WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:**

: NO: 2003-CV-80

: *2003-ED-55*

: 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: 1519 SPRING GARDEN AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$45,837.52

Interest from 4/23/03 \$ _____
to sale date
(per diem-\$7.53)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *5/1/2003*
(Seal)

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

TAX PARCEL #04D-05-093

BEING KNOWN AS 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Seawell, Jr. and Audrey M. Seawell, his wife by Deed from Mary Elizabeth Moore, widow dated 6/28/1996 and recorded 7/8/1996 in Record Book 629, Page 861.

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.

**WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2003-CV-80
: *2003-ED-55*
: 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: 1519 SPRING GARDEN AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$45,837.52

Interest from 4/23/03 \$ _____
to sale date
(per diem-\$7.53)

Total \$ _____ Plus Costs as endorsed.

Clerk *Terri B. Nelson* / *ESB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *5/1/2003*
(Seal)

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick. County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

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Office of the Prothonotary
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Defendant(s)

**: COURT OF COMMON PLEAS
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Clerk *Francis B. Kline* / EAB
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 5/1/2003
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vs.

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WILBUR SEAWELL, JR.
AUDREY M. SEAWELL**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2003-CV-80

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Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 5/1/2003
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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.

**WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-80
: 2003-ED-55
:
:

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:

- ☐ 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,
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Plaintiff

vs.

WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL

Defendant(s)


: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION
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: NO. 2003-CV-80
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- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
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ATTORNEY FOR PLAINTIFF

WELLS FARGO HOME MORTGAGE,
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Plaintiff

vs.

WILBUR L. SEAWELL, JR., A/K/A
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AUDREY M. SEAWELL

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-80
: 2003-ED-55

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 Praecipe for the Writ of Execution was filed the following information concerning the real
property located at **1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.**

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

NAME

LAST KNOWN ADDRESS (if address cannot be
reasonably ascertained, please so indicate)

WILBUR L. SEAWELL, JR.,
A/K/A WILBUR SEAWELL, JR.

12468 BEACH TRAIL
GLOUCESTER, VA 23061

AUDREY M. SEAWELL

12468 BEACH TRAIL
GLOUCESTER, VA 23061

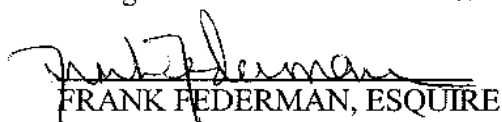
2. Name and address of Defendant(s) in the judgment:

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: 4/22/03

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.

**WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-80
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

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**12468 BEACH TRAIL
GLOUCESTER, VA 23061**

AUDREY M. SEAWELL

**12468 BEACH TRAIL
GLOUCESTER, VA 23061**

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

FIRST SELECT, INC.

**C/O D. APOTHAKE
1341 N. DELAWARE AVENUE
SE 405
PHILA, PA 19125**

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

NAME

LAST KNOWN ADDRESS

EMPIRE FUNDING CORPORATION

**9737 GREAT HILLS TRAIL
AUSTIN, TX 78759**

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

**1519 SPRING GARDEN AVENUE
BERWICK, PA 18603**

**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: **4/22/03**

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ATTORNEY FOR PLAINTIFF

WELLS FARGO HOME MORTGAGE,
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Plaintiff

vs.

WILBUR L. SEAWELL, JR., A/K/A
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Defendant(s)

: COLUMBIA County
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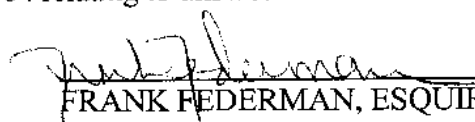
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FRANK FEDERMAN, ESQUIRE

Date: 4/22/03

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

ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

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AUDREY M. SEAWELL**

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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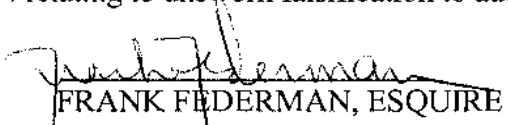
TENANT/OCCUPANT

**1519 SPRING GARDEN AVENUE
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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Attorney for Plaintiff

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FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

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WILBUR SEAWELL, JR.
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Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-80

: 2003-ED-55

:

:

:

****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

4/22/03

TO: WILBUR L. SEAWELL, JR., A/K/A WILBUR SEAWELL, JR.

AUDREY M. SEAWELL

12468 BEACH TRAIL

GLOUCESTER, VA 23061

Your house (real estate) at **1519 SPRING GARDEN AVENUE, BERWICK, PA 18603**, 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 **\$45,837.52** 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 or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

TAX PARCEL #04D-05-093

BEING KNOWN AS 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Seawell, Jr. and Audrey M. Seawell, his
wife by Deed from Mary Elizabeth Moore, widow dated 6/28/1996 and recorded 7/8/1996 in
Record Book 629, Page 861.

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.

WILBUR L. SEAWELL, JR., A/K/A
WILBUR SEAWELL, JR.
AUDREY M. SEAWELL

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-80
: 2003-ED-55

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 Praecipe for the Writ of Execution was filed the following information concerning the real
property located at 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

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

NAME

LAST KNOWN ADDRESS (if address cannot be
reasonably ascertained, please so indicate)

WILBUR L. SEAWELL, JR.,
A/K/A WILBUR SEAWELL, JR.

12468 BEACH TRAIL
GLOUCESTER, VA 23061

AUDREY M. SEAWELL

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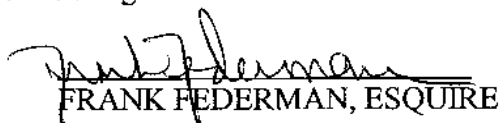
2. Name and address of Defendant(s) in the judgment:

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: 4/22/03

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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NAME

LAST KNOWN ADDRESS

FIRST SELECT, INC.

**C/O D. APOTHAKER
1341 N. DELAWARE AVENUE
SE 405
PHILA, PA 19125**

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

NAME

LAST KNOWN ADDRESS

EMPIRE FUNDING CORPORATION

**9737 GREAT HILLS TRAIL
AUSTIN, TX 78759**

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:

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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**

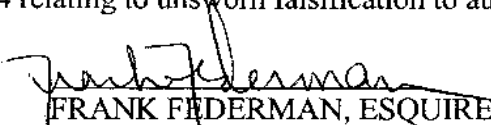
TENANT/OCCUPANT

**1519 SPRING GARDEN AVENUE
BERWICK, PA 18603**

**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: 4/22/03

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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

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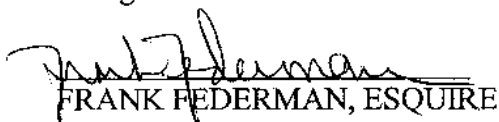
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ATTORNEY FOR PLAINTIFF

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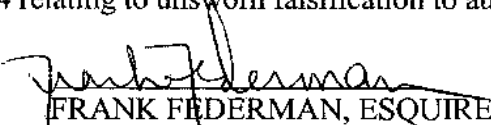
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Attorney for Plaintiff

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ATTORNEY FOR PLAINTIFF

ORIGINAL
COPY

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GLOUCESTER, VA 23061

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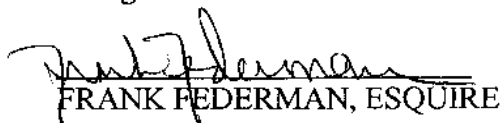
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ATTORNEY FOR PLAINTIFF

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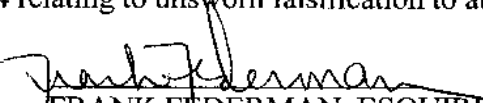
TENANT/OCCUPANT

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Attorney for Plaintiff

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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)
(Sheriff, Columbia County, Pa.)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

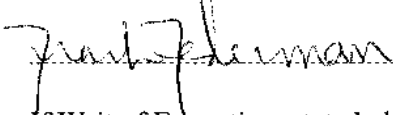
Sheriff

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 WILBUR L. SEAWELL, JR.,
A/K/A WILBUR SEAWELL, JR. and AUDREY M. SEAWELL

The defendant will be found at .12468.BEACH TRAIL,
GLOUCESTER, VA 23061

 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.

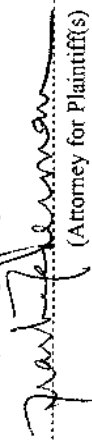
Please do not furnish us with the old deed or mortgage.

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.

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

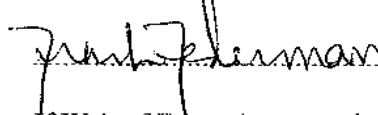
Sir: — There will be placed in

your hands

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

follows: WELLS FARGO HOME MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC. vs WILBUR L. SEAWELL, JR.,
A/K/A WILBUR SEAWELL, JR. and AUDREY M. SEAWELL

The defendant will be found at 12468 BEACH TRAIL,
GLOUCESTER, VA 23061.

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 RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

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

DEFENDANT

WILBUR L. SEAWELL, JR., A/K/A WILBUR
SEAWELL, JR.
AUDREY M. SEAWELL

COURT NO.: 2003-CV-80

SERVE AT:

1519 SPRING GARDEN AVENUE
BERWICK, PA 18603

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

Philadelphia, PA 19103-1814

(215)563-7000

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

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

DEFENDANT

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☐ Defendant personally served.

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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.

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ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the Northerly side of Spring Garden Avenue at the corner of Lot Number Seventy Five (75); thence in an Easterly direction along Spring Garden Avenue forty five (45) feet to the corner of Lot Number Seventy Seven (77); thence in a Northerly direction along the same one hundred and seventy (170) feet to a fifteen foot alley; thence in a Westerly direction along same forty five (45) feet to the corner of Lot Number Seventy Five (75); thence in a Southerly direction along same one hundred and seventy (170) feet to Spring Garden Avenue, the place of beginning. Being Lot Number Seventy Six (76) of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and whereon is erected a two story frame dwelling house.

TAX PARCEL #04D-05-093

BEING KNOWN AS 1519 SPRING GARDEN AVENUE, BERWICK, PA 18603.

TITLE TO SAID PREMISES IS VESTED IN Wilbur L. Seawell, Jr. and Audrey M. Seawell, his wife by Deed from Mary Elizabeth Moore, widow dated 6/28/1996 and recorded 7/8/1996 in Record Book 629, Page 861.

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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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
269995

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
04/21/2003	*****1,350.00

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.

269995 0036001808136 150866 6