

SHERIFF'S SALE COST SHEET

Wells Fargo Mkt. vs. Calarco
 NO. 1-04 ED NO. 1259-03 JD DATE/TIME OF SALE Stated

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>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>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>313.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>589.88</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>814.88</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <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. <u>Luz. Co.</u>	\$ <u>41.00</u>
TOTAL ***** \$ <u>41.00</u>	

TOTAL COSTS (OPENING BID)

1350.00 Dgt.
\$1294.38
1771 55.62 Refund

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

June 28, 2004

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

**Re: WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.
v. ROBERT M. CALARCO and THERESA A. CALARCO
No. 2003 CV 1239**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 7/14/04.

No funds were received in consideration for the stay.

Very truly yours,

KJT

Katherine Trautz

/kjm

VIA TELECOPY 570-389-5625

**Cc: ROBERT M. CALARCO
THERESA A. CALARCO
692 GRANT STREET
HAZLETOWN, PA 18201**

SHERIFF'S SALE COST SHEET

Wells Fargo Mo A, Inc. vs. Robert & Theresa Calarco
 NO. 1-04 ED NO. 1239-03 JD DATE/TIME OF SALE 4-14-04 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>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>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>398.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>589.88</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>814.88</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>335.97</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL ***** \$ <u>340.97</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>168.04</u>
WATER 20		\$
TOTAL ***** \$ <u>168.04</u>		

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. <u>Luz. County</u>	\$ <u>41.00</u>	
	\$	
TOTAL ***** \$ <u>41.00</u>		

TOTAL COSTS (OPENING BID) \$ 1754.89

BERWICK AREA JOINT SEWER AUTHORITY

**1108 FREAS AVENUE
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

May 13, 2004

Timothy T. Chamberlain
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

**ROBERT M. CALARCO
THERESA A. CALARCO**

DOCKET # 1ED2004

JD# 1239JD2003

Dear Tim:

The outstanding balance on sewer account #105873 for the property located at 224 East 6th Street, Berwick, Pennsylvania through the service month of July 2004 is \$126.00. The original sale date was to occur on April 14, 2004, yet per our conversation on May 12, 2004, the new sale date is scheduled to occur on July 14, 2004. If anything should happen to change, please contact me immediately.

Also, please note that our office has moved. Our mailing address is now 1108 Freas Avenue, Berwick, PA.

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

Sincerely,



Kristy Romig
Authority Clerk

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 3135 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 March 24, 31; April 7, 2004 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.

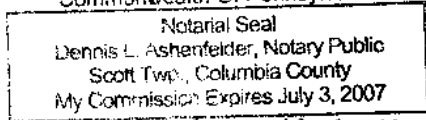
Paul R. Eyerly IV

Sworn and subscribed to before me this 12th day of April, 2004.

[Signature]

(Notary Public)

My commission expires _____



And now, _____, 20____, Member, Before me, 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.

.....

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

April 12, 2004


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

**Re: WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.
v. ROBERT M. CALARCO and THERESA A. CALARCO
No. 2003 CV 1239
Premises: 224 E. 6TH STREET, BERWICK, PA 18603**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 4/14/04. Please relist the property for the 7/14/04 sale.

Very truly yours,


Katherine Marshall
/kjm

VIA TELECOPY 570-389-5625

**Cc: ROBERT M. CALARCO
THERESA A. CALARCO
692 GRANT STREET
HAZLETOWN, PA 18201**

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Mkt, Inc. vs Robert & Theresa Calarco

NO. 1-04 ED NO. 1239-03 JD

DATE/TIME OF SALE: 4-14-04 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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
Shawn.mccann @fedphe.com

March 18, 2004

Office of the Sheriff
Columbia County Courthouse

RE: Wells Fargo Home Mortgage, Inc.
v. Robert M. Calarco
COLUMBIA COUNTY, NO. 2003 CV 1239

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,



Shawn P. McCann
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 4/14/04 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

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

**COLUMBIA County
No 2003 CV 1239
F&P# 82245**

**Defendant(s): ROBERT M. CALARCO
THERESA A. CALARCO**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 224 E. 6TH STREET
BERWICK, PA 18603**

Sale Date: 4/14/04

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

X Served and made known to Robert M. Calarco, Defendant, on the 2 day of MARCH, 2004, at 11:00 o'clock Am., at 224 E 6TH ST, Commonwealth of PA, in the manner described below:

Theresa A. Calarco

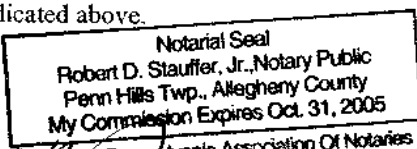
_____ Defendant personally served.

V ☒ Adult family member with whom Defendant(s) reside(s). Relationship is WIFE
 _____ Adult in charge of Defendant(s)'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)'s office or usual place of business.
 _____ an officer of said Defendant(s)'s company.
 _____ Other: _____

V Description: Age 42 Height 5'5 Weight ? Race W Sex F Other _____

X I, Elmer McQuinn, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 2 day
of March, 2004



Notary: _____

By: Elmer McQuinn

NOT SERVED

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

X _____ Moved _____ Unknown _____ No Answer _____ Vacant

X Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary: _____

By: _____

Attorney for Plaintiff

**Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

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
LISA.STEINMAN@fedphe.com

March 18, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WELLS FARGO HOME MORTGAGE, INC.
F/K/A NORWEST MORTGAGE, INC.
V. ROBERT M. CALARCO and THERESA A. CALARCO
COLUMBIA COUNTY, NO. 2003-CV-1239

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

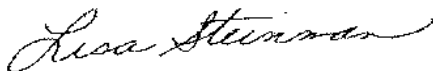
Enclosed please find the following:

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,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 4/14/04 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.

ROBERT M. CALARCO) CIVIL DIVISION
THERESA A. CALARCO) NO. 2003-CV-1239

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 **2/19/04** 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: March 18, 2004



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

KJM/TEAM 3

Name and Address of Sender

FEDERMAN & PHELAN
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

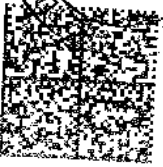
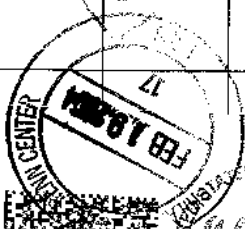
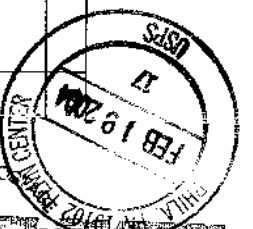
Line Article Number Name of Addressee, Street, and Post Office Address

1	****	TENANT/OCCUPANT 224 E. 6 TH STREET BERWICK, PA 18603
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105
4	****	
5	****	
6		
7		
8		
9		
10		
RE: KIM		
Calarco, Robert # 1174000022		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nongovernmental documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.		

TEAM 3

TEAM 3

TEAM 3



02 1A
0004300377
MAILED FROM ZIP CODE 19103

\$ 00.90⁰⁰

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.

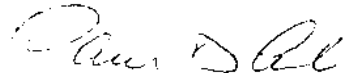
ROBERT & THERESA CALARCO

WRIT OF EXECUTION #1 OF 2004 ED

POSTING OF PROPERTY

MARCH 11, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT & THERESA CALARCO AT 224 E. 6TH ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF P. D'ANGELO.

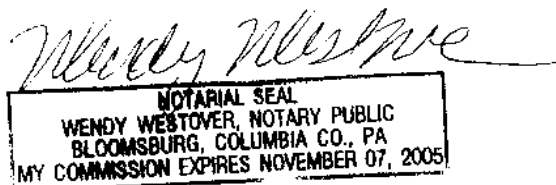
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MARCH 2004



Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

04-ED-1

WELLS FARGO HOME MORTGAGE INC.

VS

ROBERT M. CALARCO, ET UX

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

JOHN WASSIL Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, ROBERT M.
CALARCO

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

So answers,

this 12TH day of FEBRUARY 20 04

A handwritten signature in dark ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

A handwritten signature in dark ink, appearing to be "J. L. McLean", written over a horizontal line.

Prothonotary of Luzerne County

by

A handwritten signature in dark ink, appearing to be "J. L. McLean", written over a horizontal line.

Deputy Sheriff of Luzerne County

06/13/99

5-1849

P. 00

(570) 825-1860

FAX: (570) 821

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: 88.

JOHN WASSER Deputy Sheriff of Luzerne County, being duly sworn according to law
deposes and says that after having made diligent search and inquiry for the within named, _____

ROBERT SALAS
he was unable to find the within named in the said County of Luzerne. Reason: _____

Aliases: 2-2079 105PM 3 692 GRANT ST, HAZLETON
SPoke WITH CURRENT RESIDENTS STATED DEFENDANT MOVED
FROM THIS LOCATION APPX. 2 YEARS AGO.
BELEIVED TO RESIDE BERWICK AREA.

NOTE: DEFENDANT BELEIVED TO TEACH ENGLISH AT BERWICK AREA
HIGH SCHOOL.

Sworn to and subscribed before me

So answered,

this _____ day of _____ 20____

[Signature]
Sheriff of Luzerne County

Prothonotary of Luzerne County

by [Signature]
Deputy Sheriff of Luzerne County



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

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

1ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBERT M. CALARCO
THERESA A. CALARCO

NOW, MONDAY, JANUARY 19, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, ACTING HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ROBERT CALARCO, AT 692 GRANT ST., HAZLETON, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA



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

PHONE
(570) 389-5422

24 HOUR PHONE
(570) 784-6300

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

VS

Docket # 1ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBERT M. CALARCO
THERESA A. CALARCO

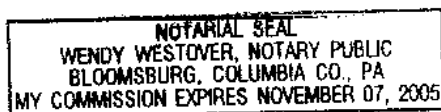
AFFIDAVIT OF SERVICE

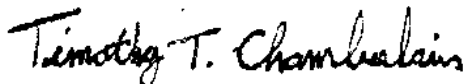
NOW, THIS TUESDAY, JANUARY 20, 2004, AT 10:05 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON THERESA CALARCO AT 224 E. 6TH
ST., BERWICK BY HANDING TO THERESA CALARCO, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 21, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

Tax Notice 2004 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Comrie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

FOR: COLUMBIA COUNTY

DATE
03/01/2004

BILL NO.
2778

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	23,026	5.646	127.40	130.00	143.00
SINKING		.845	19.07	19.46	21.41
LIGHT		.75	16.92	17.27	18.13
FIRE		1.25	28.20	28.78	30.22
BORO RE		6.1	137.65	140.46	147.48
The discount & penalty have been calculated for your convenience			329.24	335.97	360.24
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CALARCO ROBERT M & THERESA A
224 EAST SIXTH STREET
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

CNTY	TWP	DISCOUNT	PENALTY	TOTAL ASSESSMENT
2 %	2 %	10 %	5 %	
PARCEL: 04A-05-047-00.000				
224 E 6TH ST				
.1045 Acres	Land			2,500
	Buildings			20,526
	Total Assessment			23,026

This tax returned to
courthouse on:
January 1, 2005

FILE COPY

✓

BERWICK AREA JOINT SEWER AUTHORITY

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

January 21, 2004

Timothy T. Chamberlain
Acting Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

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

VS

**ROBERT M. CALARCO
THERESA A. CALARCO**

DOCKET # 1ED2004

JD# 1239JD2003

Dear Timothy:

The outstanding balance on sewer account #105873 for the property located at 224 E. 6th Street, Berwick through April 2004 is \$168.04.

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

Sincerely,



Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 1ED2004

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

DEFENDANT ROBERT M. CALARCO
THERESA A. CALARCO

PERSON/CORP TO SERVED	PAPERS TO SERVED
THERESA CALARCO	WRIT OF EXECUTION - MORTGAGE
224 E. 6TH ST.	FORECLOSURE
BERWICK	

SERVED UPON THERESA CALARCO

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/20/04 TIME 1005 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

Paul Dill

DATE 01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 1ED2004

PLAINTIFF

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

DEFENDANT

ROBERT M. CALARCO
THERESA A. CALARCO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP owner IDENTIFICATION _____

DATE 01/20/04 TIME 1050 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

Mike Hill

DATE 01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/2/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 1ED2004

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

DEFENDANT ROBERT M. CALARCO
THERESA A. CALARCO

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

SERVED UPON Posteo

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/14/04 TIME 0945 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 Paul Karl DATE 01/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/2/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 1ED2004

PLAINTIFF

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

DEFENDANT

ROBERT M. CALARCO
THERESA A. CALARCO

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-04 TIME 0835 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. Calarco

DATE 1-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/2/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 1ED2004

PLAINTIFF

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

DEFENDANT

ROBERT M. CALARCO
THERESA A. CALARCO

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bruce Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-04 TIME 0805 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. Calarco

DATE 1-20-04

REAL ESTATE OUTLINE

ED # 1-04

DATE RECEIVED 1-2-04
DOCKET AND INDEX 1-19-04
SET FILE FOLDER UP 1-17-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓ 6
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 320971

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

SALE DATE Apr 14, 2004 TIME 0900
POSTING DATE Mar 16, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 24
2ND WEEK 31
3RD WEEK Apr 7, 04

SHERIFF'S SALE

WEDNESDAY APRIL 14, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 1 OF 2004 ED AND CIVIL WRIT NO. 1239 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'S 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 at a point in the southerly side of East Sixth Street, said point being 297 feet east of Pine Street; thence along the southerly side of East Sixth Street in an easterly direction a distance of 49 ¼ feet; thence in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet; thence in a westerly direction on a line parallel with Sixth Street, a distance of 49 ½ feet; thence in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

Tax Parcel #04A-05-47

Property being known as: 224 E. 6th Street, Berwick, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife by Deed from Edward J. Burnett and Tracy D. Burnett, his wife dated 7/5/94, recorded 7/7/94, in Record Book 573 Page 420.

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

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 14, 2004 AT 9:00 AM

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

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 2410 0001 8079 9880</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-00</p>		
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 2410 0001 8079 9859</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0081</p>		
<p>1. Article Addressed to:</p> <p>U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 2410 0001 8079 9873</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-00</p>		

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.

**ROBERT M. CALARCO
THERESA A. CALARCO**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2003 CV 1239
: *2004-ED-1*
: 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: 224 E. 6TH STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$83,858.78

Interest from 12/23/03 \$ _____
to sale date
(per diem-\$13.79)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *01-02-2004*
(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 at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street; thence along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/4 feet; thence in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet; thence in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet; thence in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

Tax Parcel #04.A-05-47

PROPERTY BEING KNOWN AS: 224 E. 6TH STREET
BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife by Deed from Edward J. Burnett and Tracy D. Burnett, his wife dated 7/5/94, recorded 7/7/94, in Record Book 573 Page 420.

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.

**ROBERT M. CALARCO
THERESA A. CALARCO**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2003 CV 1239
: *2004-ED-1*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(see attached legal description)

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Clerk *Tami B. Kline*
Office of the Prothonotary
Common Pleas Court of
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Tax Parcel #04.A-05-47

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BERWICK, PA 18603

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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.

ROBERT M. CALARCO
THERESA A. CALARCO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1239
: 2004-ED-1

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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

Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **224 E. 6TH STREET, 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)

ROBERT M. CALARCO

692 GRANT STREET
HAZLETOWN, PA 18201

THERESA A. CALARCO

224 E. 6TH STREET
BERWICK, PA 18603

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: **12/23/03**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

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

Plaintiff

vs.

**ROBERT M. CALARCO
THERESA A. CALARCO**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1239
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

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

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LAST KNOWN ADDRESS

ROBERT M. CALARCO

**692 GRANT STREET
HAZLETOWN, PA 18201**

THERESA A. CALARCO

**224 E. 6TH STREET
BERWICK, PA 18603**

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**

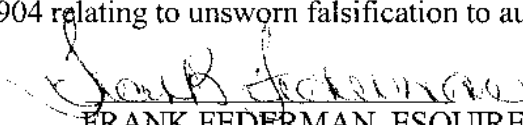
TENANT/OCCUPANT

**224 E. 6TH STREET
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: 12/23/03

FEDERMAN and PHELPS, 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
**SHERIFF'S
COPY**

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

Plaintiff

vs.

ROBERT M. CALARCO
THERESA A. CALARCO

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1239
: 2004-ED-1

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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

Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 **224 E. 6TH STREET, 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)

ROBERT M. CALARCO

**692 GRANT STREET
HAZLETOWN, PA 18201**

THERESA A. CALARCO

**224 E. 6TH STREET
BERWICK, PA 18603**

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: **12/23/03**

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

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**WELLS FARGO HOME MORTGAGE,
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Plaintiff

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LAST KNOWN ADDRESS

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NAME

LAST KNOWN ADDRESS

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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

**224 E. 6TH STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/23/03

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

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FRANK FEDERMAN, ESQUIRE

Date: **12/23/03**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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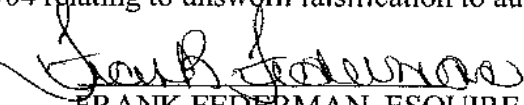
TENANT/OCCUPANT

**224 E. 6TH STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/23/03

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

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Plaintiff

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FRANK FEDERMAN, ESQUIRE

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By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

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**WELLS FARGO HOME MORTGAGE,
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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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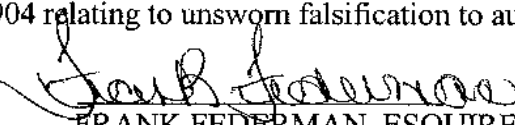
TENANT/OCCUPANT

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**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **12/23/03**

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
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ATTORNEY FOR PLAINTIFF

WELLS FARGO HOME MORTGAGE,
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: Court of Common Pleas

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: NO. 2003 CV 1239

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VERIFICATION OF NON-MILITARY SERVICE

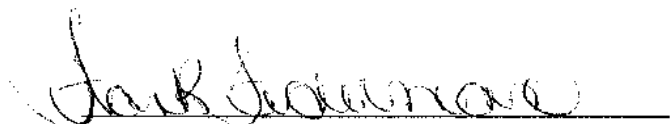
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **ROBERT M. CALARCO** is over 18 years of age and resides at **692 GRANT STREET, HAZLETOWN, PA 18201.**

(c) that defendant **THERESA A. CALARCO** is over 18 years of age, and resides at **224 E. 6TH STREET, BERWICK, PA 18603.**

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



FRANK FEDERMAN
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO HOME MORTGAGE,
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By: FRANK FEDERMAN

Identification No. 12248

ATTORNEY FOR PLAINTIFF

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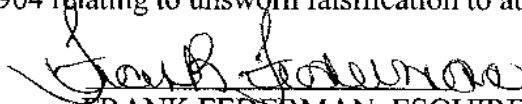
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DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/23/03

FEDERMAN and PHELAN, L.J

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

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ATTORNEY FOR PLAINTIFF

: COLUMBIA County

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: NO. 2003 CV 1239

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: 2004-ED-1

:

****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

12/23/03

TO: ROBERT M. CALARCO

692 GRANT STREET

HAZLETOWN, PA 18201

THERESA CALRICO

224 E. 6TH STREET

BERWICK, PA 18603

Your house (real estate) at **224 E. 6TH STREET, 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 **\$83,858.78** 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**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

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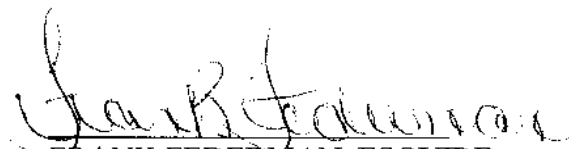
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: NO. 2003 CV 1239
: *2004-ED-1*
:
:

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

Plaintiff

vs.

ROBERT M. CALARCO
THERESA A. CALARCO

Defendant(s)

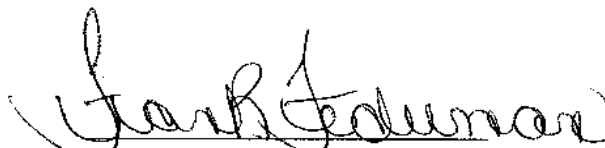
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003 CV 1239
:
: 2004-ED-1
:

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

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)
/ s/ Sheriff, Columbia County, Pa.

....., 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 ROBERT M. CALARCO and THERESA A. CALARCO

The defendant will be found at .692 GRANT STREET, HAZLETOWN, PA.18201

.....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 copics 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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.....
.....
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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 at a point on the southerly side of East Sixth Street, said point being 297 feet east of Pine Street; thence along the southerly side of East Sixth Street in an easterly direction a distance of 49 1/4 feet; thence in a southerly direction on a line parallel with Pine Street, a distance of 90.75 feet; thence in a westerly direction on a line parallel with Sixth Street, a distance of 49 1/2 feet; thence in a northerly direction on a line parallel with Pine Street, a distance of 90.75 feet to Sixth Street, the place of beginning.

Tax Parcel #04.A-05-47

PROPERTY BEING KNOWN AS: 224 E. 6TH STREET
BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Robert M. Calarco and Theresa A. Calarco, his wife by Deed from Edward J. Burnett and Tracy D. Burnett, his wife dated 7/5/94, recorded 7/7/94, in Record Book 573 Page 420.

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000320971

Pay
ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
12/23/2003	*****1,350.00

Void after 90 days

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

Thomas S. Williams

⑈320971⑈ ⑆036001808⑆36 150866 6⑈