

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Randy & Lynda Long

NO. 172-04 ED NO. 764-04 JD

DATE/TIME OF SALE: 4-6-05 0930

BID PRICE (INCLUDES COST) \$ 3324,56

POUNDAGE -- 2% OF BID \$ 66.49

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

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3391,05

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): Robert H. Leavelle

for Plaintiff

TOTAL DUE: \$ 3391,05

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2041,05

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Kandy & Lynda Lewis  
 NO. 712-04 ED NO. 764-04 JD DATE/TIME OF SALE 4-6-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>441.50</u>	

WEB POSTING	<u>2260</u>	\$150.00
PRESS ENTERPRISE INC.	<u>1</u>	\$ <u>635.48</u>
SOLICITOR'S SERVICES	<u>2</u>	\$75.00
TOTAL ***** \$ <u>860.48</u>		

PROTHONOTARY (NOTARY)	<u>3</u>	\$10.00
RECORDER OF DEEDS	<u>✓</u>	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>		

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	<u>5</u>	\$ <u>229.26</u>
SCHOOL DIST.	<u>20</u>	\$
DELINQUENT	<u>20</u>	\$ <u>653.72</u>
TOTAL ***** \$ <u>852.98</u>		

MUNICIPAL FEES DUE:		
SEWER	<u>20</u>	\$ <u>948.10</u>
WATER	<u>20</u>	\$
TOTAL ***** \$ <u>948.10</u>		

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3324.56

## SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Randy & Lynda Long  
 NO. 72-04 ED NO. 764-04 JD DATE/TIME OF SALE 4-6-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>441.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>635.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>860.48</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>229.26</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>653.72</u>
TOTAL *****	\$ <u>882.98</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>948.10</u>
WATER 20	\$
TOTAL *****	\$ <u>948.10</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)

\$ 3324.56

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**

1617 John F. Kennedy Boulevard  
Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

April 11, 2005

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

Re: Randy S. Long and Lynda R. Long A/K/ A Linda R. Steele  
168 Drinker Street  
Bloomsburg, PA 17815  
No. 2004 CV 764

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Bank, N.A. Successor By Merger To Wells Fargo Home Mortgage, Inc., 3476 Stateview Boulevard, Fort Mill, SC, 29715.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Wells Fargo home Mortgage, Inc.

Account No. 1127000393

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Telephone Number:
Daniel G. Schmieg, Esquire	Suite 1400
Area Code ( 215 ) 563-7000	
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

**B TRANSFER DATA**

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

Street Address	Street Address
P.O. Box 380, 35 W. Main Street	3476 Stateview Boulevard
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Fort Mill SC 29715

**C PROPERTY LOCATION**

Street Address	City, Township, Borough	
168 Drinker Street, Bloomsburg, PA 17815	Township of Hemlock	
County	School District	Tax Parcel Number
Columbia	Township of Hemlock	18-01A-017

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,324.56	+ -0-	= \$3,324.56
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$18,406.00	x 3.05	= \$56,138.30

**E EXEMPTION DATA**

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200409728.
- ☐ 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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. \_\_\_\_\_)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

*Daniel G Schmieg*

Date: 4/4/05

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

786830

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Randy & Lynda Long

NO. 172-04 ED NO. 764-04 JD

DATE/TIME OF SALE: 4-6-05 0930

BID PRICE (INCLUDES COST) \$ 3324.56

POUNDAGE - 2% OF BID \$ 66.49

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3391.05

PURCHASER(S): \_\_\_\_\_

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

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

PURCHASER(S) SIGNATURE(S): Michael J. Denney

for Plaintiff

TOTAL DUE: \$ 3391.05

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2041.05

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHK 1K 10  
420.00

Pay TWO THOUSAND FORTY ONE AND 05/100 DOLLARS

To The  
Order  
Of

Sheriff of Columbia County  
25 W Main Street  
Hoomsburg, PA 17815

*Thomas S. Hallinan*

DATE	AMOUNT
04/11/2005	2,011.05

204105  
Void after 30 days

42026 1036001808138 150866 6

# CURRENT SHERIFF SALES

([www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com))

## APRIL 6, 2005

9:00 AM JAMIE CERASOLI-103 FOUNDRYVILLE RD BERWICK-PARCEL #07-03-013 NO TAXES DUE  
9:00 AM THOMAS & LISA BENJAMIN-15 SHALE RIDGE RD STILLWATER-PARCEL #03-10-21 NO TAXES DUE  
9:00 AM THOMAS & LISA BENHAMIN-799 GREEN CREEK RD STILLWATER-PARCEL #19-11-001 NO TAXES DUE  
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 NO TAXES DUE  
9:30 AM DAVID & TAMMY WYDA-72 WHISPERING PINES RD STILLWATER-PARCEL #03-12-004-07 NO TAXES DUE  
10:00 AM STEVEN & MICHELLE ROBBINS-232 IDA ST. BERWICK-PARCEL #04C-04-045 NO TAXES DUE  
10:00 AM LINDA HALYE-228 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-020 NO TAXES DUE  
10:30 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 NO TAXES DUE

## APRIL 27, 2005

9:00 AM STEVEN & JODY FITZPATRICK-703A MOUNTAIN RD SHICKSHINNY-PARCEL #15-19-00802 NO TAXES DUE  
9:00 AM FRED UTT & JANELLE WOLFE-341 WEST STERNER AVE. BLOOMSBURG-PARCEL #05W-03-127 NO TAXES DUE  
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 NO TAXES DUE

## MAY 11, 2005

9:00 AM JANET VANHOUTEN-203 MARY STREET BERWICK-PARCEL #04A-01-051 NO TAXES DUE  
10:00 AM DRUE & WENDY BILLIG-604 OLD BERWICK RD BLOOMSBURG-PARCEL #05E-12-126 NO TAXES DUE  
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-01203 NO TAXES DUE

## JUNE 8, 2005

9:00 AM RALPH & CYNTHIA TITMAN-1619 LINCOLN AVE. BERWICK-PARCEL #04A-11-012 NO TAXES DUE  
9:00 AM WILLIAM WYDA, JR-1317 ORANGE ST. BERWICK-PARCEL #04D-08-212 NO TAXES DUE  
9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 NO TAXES DUE



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  
Lynnette.britton@fedphe.com

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

January 25, 2005

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

**Re: WELLS FARGO BANK, N.A.**  
**v. RANDY S. LONG and LYNDA R. LONG A/K/A LINDA R. STEELE**  
**No. 04-CV-764**  
**Premises: 168 DRINKER STREET, BLOOMSBURG, PA 17815**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 1/26/05. Please relist the property for the 4/6/05 sale.

Very truly yours,

Katherine Trautz  
/kjm

VIA TELECOPY 570-389-5625

**Cc: RANDY S. LONG**  
**LYNDA R. LONG A/K/A LINDA R. STEELE**  
**168 DRINKER STREET**  
**BLOOMSBURG, PA 17815**

# CURRENT SHERIFF SALES

([www.sheriffocolumbiacounty.com](http://www.sheriffocolumbiacounty.com))

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREN-63-65 E. 5<sup>TH</sup> ST. BLOOMSBURG-PARCEL #05E-03-131 *no taxes due*  
9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15  
9:30 AM DOROTHY KREISCHER-202 E. 13<sup>TH</sup> ST. BERWICK-PARCEL #04A-03-097  
9:30 AM RANDY & LYNDALONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017  
9:30 AM FLANK & JOY BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 *no taxes due*  
9:30 AM JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 *no taxes due*  
9:30 AM CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-282  
10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 *no taxes due*  
10:00 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177  
10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062  
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 *no taxes due*  
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067  
11:00 AM BRIAN & TAMMY HUNSINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 *no taxes due*  
11:30 AM DAVE & GAIL DEATER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03  
11:30 AM CARL & TAMMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 *2005 Taxes due*  
14-01-52-6 *2005 Taxes due*

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, President, 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 that day and on the attached notice January 5, 12, 19, 2007 as printed and published; that the affiant is one of the officers or publisher 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.

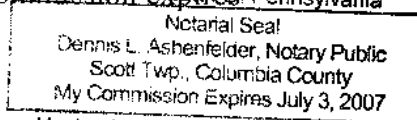
Paul R. Eyerly

Sworn and subscribed to before me this 20th day of January, 2007.

[Signature]

(Notary Public)

My commission expires July 3, 2007



And now, 20th, 2007, 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.

TIMOTHY T. CHAMBERLAIN



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 BANK, N.A.

VS.

RANDY AND LYNDALONG

WRIT OF EXECUTION #172 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RANDY AND LYNDALONG AT 168 DRINKER STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

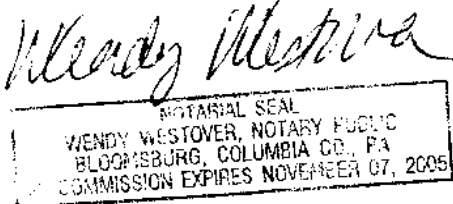
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13<sup>TH</sup> DAY OF DECEMBER 2004



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 789-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK, N.A.

172ED2004

VS


RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, DECEMBER 13, 2004, THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO LYNDA LONG  
AT 401 LAKE ANNIE, APOKA WITH LYNDA LONG 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 MONDAY, DECEMBER 13, 2004

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X \_\_\_\_\_

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6306

WELLS FARGO BANK, N.A.

172ED2004

VS

RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, DECEMBER 13, 2004, THE WITHIN WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO RANDY LONG  
AT 401 LAKE ANNIE, APOKA WITH LYNDA LONG SIGNING FOR A TRUE AND  
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SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, DECEMBER 13, 2004

  
NOTARY PUBLIC

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

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X \_\_\_\_\_

62 Buckhorn Road, Bloomsburg, PA 17815 - 570-784-2698  
FAX - 570 794 1426

**Garey M.  
Bittenbender /  
Fernville Sewer Fund**

# Fax

170

<b>To:</b> Tim Chamberlain	<b>From:</b> Garey Bittenbender
<b>Fax:</b>	<b>Pages:</b> 1
<b>Phone:</b>	<b>Date:</b> 10/21/04
<b>Re:</b> Randy S. Long & Lynda Long JD #/64JD2004	<b>CC:</b>

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

• **Comments:**

As per your notification the amount due at the time of the above captioned sale will be:

\$897.56. Please be advised there maybe a le'n against the property. Att. Barry Lewis will be aware of same.

ARMAN and PHELAN, L.L.P.

DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

*2004 Taxes  
due see  
Attached*

WELLS FARGO BANK, N.A.

Plaintiff

vs.

RANDY S. LONG

LYNDA R. LONG A/K/A LINDA R.

STEELE

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 04-CV-764

:

: *2004-ED-172*

:

:

:

**\*\*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**

OCTOBER 4, 2004

TO: RANDY S. LONG

LYNDA R. LONG A/K/A LINDA R. STEELE

168 DRINKER STREET

BLOOMSBURG, PA 17815

Your house (real estate) at 168 DRINKER STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on January 26, 2005, at 9:30 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$73,678.23 obtained by WELLS FARGO BANK, N.A. (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**



**Tax Notice** 2004 County & Municipality

**HEMLOCK TWP**  
**MAKE CHECKS PAYABLE TO:**  
 Denise D Ottaviani  
 116 Frosty Valley Road  
 Bloomsburg PA 17815

**HOURS:** MARCH - APRIL: TUE & THUR 1PM TO 6PM  
 MAY - JUNE: TUE & THUR 3PM - 6PM  
 AFTER OCTOBER 31 BY APPOINTMENT  
**PHONE:** 570-784-9310

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**  
 LONG RANDY S & LYNDA R  
 168 DRINKER STREET  
 BLOOMSBURG PA 17815

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DATE 03/01/2004 BILL NO. 19456

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	18.406	5.646	101.84	103.92	114.31
SINKING		.845	15.24	15.55	17.11
FIRE		.75	13.52	13.80	15.16
TWP RE		2	36.07	36.81	40.49
LIGHT		.23	19.38	19.78	21.76
WATER		.00015	2.70	2.76	3.04
The discount & penalty have been calculated for your convenience			188.75	192.62	211.89
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

This tax returned to courthouse on: January 1, 2005

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 18-01A-017-00,000	
168 DRINKER ST	
2764 Acres	Land
	Buildings
	2,500
	15,906
	Total Assessment 18,406

**TAX NOTICE** 2004 SCHOOL REAL ESTATE

**HEMLOCK TWP**

**MAKE CHECKS PAYABLE TO:**

DENISE D. OTTAVIANI

116 FROSTY VALLEY ROAD

BLOOMSBURG, PA 17815

**HOURS:** JULY & AUG TUE & THUR 1-6PM  
 SEPT & OCT TUE & THUR 3-6PM  
 AFTER OCT 31 BY APPT ONLY  
 PHONE 570-784-9310

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	18406	32.300	582.62	594.51	653.96
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
<b>PAY THIS AMOUNT</b>			582.62	594.51	653.96
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 108

**LONG RANDY S & LYNDA R**  
 168 DRINKER STREET  
 BLOOMSBURG PA 17815  
 P.O. Box 1382  
 Plymouth FL 32768

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 01A01700000	14384
168 DRINKER ST	2500.00
0722-0134	15906.00
0.28 ACRES	
THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2005	

Copy 1

NAME & ADDRESS CORRECTION REQUESTED

*due*

*due*

10/20/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/13/2004

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

PERSON/CORP TO SERVED
RANDY LONG
168 DRINKER ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Randy

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

DATE 10-19-04 TIME 1355 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. Ant

DATE 10-19-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/13/2004

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

PERSON/CORP TO SERVED
LYNDA LONG AKA LINDA STEELE
168 DRINKER ST.
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Posted

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

DATE 10-19-04 TIME 1355 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. Aides

DATE 10-19-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/13/2004

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON LESLIE LEVAN

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

DATE 10-19-04 TIME 1305 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 10-19-04

FEDERMAN and PHELAN, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

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 BANK, N.A.

Plaintiff

vs.

RANDY S. LONG

LYNDA R. LONG A/K/A LINDA R.

STEELE

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 04-CV-764

:

: 2004-ED-172

:

:

**\*\*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**

OCTOBER 4, 2004

TO: RANDY S. LONG

LYNDA R. LONG A/K/A LINDA R. STEELE

168 DRINKER STREET

BLOOMSBURG, PA 17815

Your house (real estate) at **168 DRINKER STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$73,678.23** obtained by **WELLS FARGO BANK, N.A.** (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. 5<sup>th</sup> STREET,  
BLOOMSBURG, PA 17815  
(570) 784-8760**

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

BEGINNING at a post corner of Lot No. three upon the South side of Drinker Street; Thence Southeast 38 degrees 45 minutes one hundred fifty-six (156) feet to the bank of Fishing Creek; Thence North 51 degrees East fifty (50) feet to a corner; Thence North 28 degrees 25 minutes West, one hundred fifty-six (156) feet to a corner on Drinker Street aforesaid; Thence along said Drinker Street Southeast eighty (80) feet to the place of Beginning.

EXCEPTING and Reserving to Richard Drinker, his heirs and assigns, all the iron ore and minerals on and beneath the surface of said land with the right to mine the same as contained in deed of Richard Drinker and his wife to Daniel Yocum, dated February 27, 1830.

NO building to be erected within ten (10) feet of the Street.

Tax Parcel #18-01A-017

TITLE TO SAID PREMISES IS VESTED IN Randy S. Long and Lynda R. Long, husband and wife by Deed from Harold Robert Beitz and Shirley L. Beitz, husband and wife dated 4/20/1999 and recorded 4/21/1999 in Record Book 722 Page 134.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/13/2004

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DENISE

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

DATE 10-19-04 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 10-19-04



COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:19-OCT-04

FEE:\$5.00

CERT. NO:169

LONG RANDY S & LYNDIA R  
168 DRINKER STREET  
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP  
DEED 0694-1077  
LOCATION: 168 DRINKER ST  
PARCEL: 18 -01A-017-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2003	PRIM	648.72	0.00	0.00	648.72
TOTAL DUE :					\$648.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2005

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2003

REQUESTED BY:

Timothy T Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/13/2004

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

PERSON/CORP TO SERVED
HEMLOCK SEWER C/O GAREY
BITTENBENDER
FIREHALL ROAD
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON GAREY

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

DATE 10-19-04 TIME 1140 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) Columbia County Court House

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10-19-04

1. Article Addressed to:  
Randy Long  
401 Lake Annie Drive  
Apopka, FL 32703

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8931

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

1. Article Addressed to:  
Lynda Long  
401 Lake Annie Drive  
Apopka, FL 32703

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8993

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

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

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8917

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

1. Article Addressed to:  
Associates Consumer Dis. Co.  
7 Baldwin Boulevard  
Shawokin Dam, PA 17876

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8894

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

1. Article Addressed to:  
Randy Long  
401 Lake Annie Drive  
Apopka, FL 32703

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8993

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

1. Article Addressed to:  
Lynda Long  
401 Lake Annie Drive  
Apopka, FL 32703

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8986

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

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

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8917

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

1. Article Addressed to:  
Associates Consumer Dis. Co.  
7 Baldwin Boulevard  
Shawokin Dam, PA 17876

2. Article Number  
(Transfer from service label)  
7004 1160 0005 9398 8894

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:

6. Received by (Printed Name)  
C. Date of Delivery  
172  
10/20/2004

7. Signature  
X [Signature]

8. Agent ☐  
Address ☒

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 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.

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 8924

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]* 172  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

OCT 20 2004

D. Is delivery address different from item 1? ☐ YesIf 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**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 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.

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 8948

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]* 172  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

J. MOORE

OCT 21

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

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, and 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.

1. Article Addressed to:

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)

7004 1160 0005 9398 8955

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]* 172  
☐ Agent  
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

M. HOWARD

D. Is delivery address different from item 1? ☐ YesIf 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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/13/2004

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 172ED2004

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R. STEELE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Debra Miller

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

DATE 10-19-4 TIME 11:30 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. Ad...

DATE 10-19-4

# REAL ESTATE OUTLINE

ED # 172-04

DATE RECEIVED 10-13-04  
DOCKET AND INDEX 10-19-04  
SET FILE FOLDER UP 10-19-04

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 380675

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

SALE DATE Jan, 26, 2005 TIME 0930  
POSTING DATE Dec, 15, 2004  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 1-5  
2<sup>ND</sup> WEEK 12  
3<sup>RD</sup> WEEK 19-05

# SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 172 OF 2004 ED AND CIVIL WRIT NO. 764 OF 2004 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, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post corner of Lot No. three upon the South side of Drinker Street; Thence Southeast 38 degrees 45 minutes one hundred fifty-six (156) feet to the bank of Fishing Creek; Thence North 51 degrees East fifty (50) feet to a corner; Thence North 28 degrees 25 minutes West, one hundred fifty-six (156) feet to a corner on Drinker Street aforesaid; Thence along said Drinker Street Southeast eighty (80) feet to the place of beginning.

EXCEPTING and Reserving to Richard Drinker, his heirs and assigns, all the iron ore and minerals on and beneath the surface of said land with the right to mine the same as contained in deed of Richard Drinker and his wife to Daniel Yocum, dated February 27, 1850.

NO building to be erected within ten (10) feet of the Street.

Tax Parcel #18-01A-017

TITLE TO SAID PREMISES IS VESTED IN Randy S. Long and Lynda R. Long, husband and wife by Deed from Harold Robert Beitz and Shirley L. Beitz, husband and wife dated 4/20/1999 and recorded 4/21/1999 in Record Book 722 Page 134.

## 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  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 9:30 AM

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Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



# SHERIFF'S SALE

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WEDNESDAY JANUARY 26, 2005 AT 9:30 AM

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Philadelphia, PA 19103

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Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

**WELLS FARGO BANK, N.A.**

**Plaintiff**

**vs.**

**RANDY S. LONG**  
**LYNDA R. LONG A/K/A LINDA R.**  
**STEELE**

**Defendant(s)**

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

**: NO: 04-CV-764**

**: 2004-ED-172**  
**: 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: 168 DRINKER STREET  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$73,678.23

Interest from 10/5/04 \$ \_\_\_\_\_  
to sale date  
(per diem-\$12.11)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: 10/13/04  
(Seal)

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**FEDERMAN and PHELAN, L.L.P.**  
**By: DANIEL G. SCHMIEG**  
**Identification No. 62205**  
**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 BANK, N.A.**

**Plaintiff**

**vs.**

**RANDY S. LONG**  
**LYNDA R. LONG A/K/A LINDA R.**  
**STEELE**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 04-CV-764**  
**:**  
**: 2004-ED-172**  
**:**

**CERTIFICATION**

DANIEL G. SCHMIEG, 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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
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 BANK, N.A.

Plaintiff

vs.

RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R.  
STEELE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 04-CV-764  
: 2004-ED-172  
:  
:

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DANIEL G. SCHMIEG, 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:

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- ☐ non-owner occupied
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- ☒ Act 91 procedures have been fulfilled

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DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R.  
STEELE

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 04-CV-764

: 2004-ED-172

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

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at **168 DRINKER STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

RANDY S. LONG

168 DRINKER STREET  
BLOOMSBURG, PA 17815

LYNDA R. LONG A/K/A  
LINDA R. STEELE

168 DRINKER STREET  
BLOOMSBURG, PA 17815

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: **OCTOBER 4, 2004**

**FEDERMAN and PHELAN, L.L.P.**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

**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 BANK, N.A.**

**Plaintiff**

**vs.**

**RANDY S. LONG**

**LYNDA R. LONG A/K/A LINDA R.**

**STEELE**

**Defendant(s)**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 04-CV-764**

**:**

**:**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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NAME

LAST KNOWN ADDRESS

**RANDY S. LONG**

**168 DRINKER STREET  
BLOOMSBURG, PA 17815**

**LYNDA R. LONG A/K/A  
LINDA R. STEELE**

**168 DRINKER STREET  
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**ASSOCIATES CONSUMER  
DISCOUNT COMPANY**

**7 BALDWIN BOULEVARD  
SHAMOKIN DAM, PA 17876**

**THE CHASE MANHATTAN BANK**

**1301 OFFICE CENTER DRIVE, SUITE 200,  
FORT WASHINGTON, PA 19034**

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**

**168 DRINKER STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
DANIEL G. SCHMIEGE, ESQUIRE  
Attorney for Plaintiff

DATE: **OCTOBER 4, 2004**



FEDERMAN and PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
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ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

RANDY S. LONG  
LYNDA R. LONG A/K/A LINDA R.  
STEELE

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 04-CV-764

:

: 2004-ED-172

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LINDA R. STEELE

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**SAME AS ABOVE**

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DANIEL G. SCHMIEG, ESQUIRE

Date: **OCTOBER 4, 2004**

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By: **DANIEL G. SCHMIEG**

Identification No. 62205

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Philadelphia, PA 19103-1814

(215) 563-7000

**ATTORNEY FOR PLAINTIFF**

**WELLS FARGO BANK, N.A.**

**Plaintiff**

vs.

**RANDY S. LONG**

**LYNDA R. LONG A/K/A LINDA R.**

**STEELE**

**Defendant(s)**

: **COLUMBIA County**

:

: **Court of Common Pleas**

:

: **CIVIL DIVISION**

:

: **NO. 04-CV-764**

:

:

:

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LAST KNOWN ADDRESS

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LAST KNOWN ADDRESS

**ASSOCIATES CONSUMER  
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**7 BALDWIN BOULEVARD  
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**THE CHASE MANHATTAN BANK**

**1301 OFFICE CENTER DRIVE, SUITE 200,  
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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  
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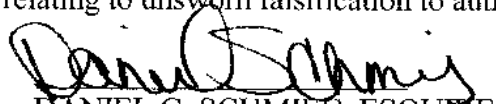
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**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

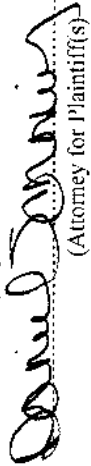
**P.O. BOX 2675  
HARRISBURG, PA 17105**

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.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: **OCTOBER 4, 2004**

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.

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(Attorney for Plaintiff(s))

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 (SEAL)  
(Attorney for Plaintiff(s))

\_\_\_\_\_, 20\_\_\_\_\_

HARRY A. ROADARMEL

Sheriff


COLUMBIA County, Pa.

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

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

follows: WELLS FARGO BANK, N.A. vs RANDY S. LONG and  
LYNDA R. LONG A/K/A LINDA R. STEELE

The defendant will be found at 168 DRINKER STREET,  
BLOOMSBURG, PA 17815

 Attorney for Plaintiff


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

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**SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY**

**PLAINTIFF**

**WELLS FARGO BANK, N.A.**

**DEFENDANT**

**RANDY S. LONG**

**LYNDA R. LONG A/K/A LINDA R. STEELE**

**COURT NO.: 04-CV-764**

**SERVE AT:**

**168 DRINKER STREET**

**BLOOMSBURG, PA 17815**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL.**

**SERVED**

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

\_\_\_ Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

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

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

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

\_\_\_ \_\_\_\_\_ an officer of said Defendant's company.

\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

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

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**1.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**

**DANIEL G. SCHMIEG, ESQUIRE**

**I.D.#62205**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215)563-7000**

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

BEGINNING at a post corner of Lot No. three upon the South side of Drinker Street; Thence Southeast 38 degrees 45 minutes one hundred fifty-six (156) feet to the bank of Fishing Creek; Thence North 51 degrees East fifty (50) feet to a corner; Thence North 28 degrees 25 minutes West, one hundred fifty-six (156) feet to a corner on Drinker Street aforesaid; Thence along said Drinker Street Southeast eighty (80) feet to the place of Beginning.

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NO building to be erected within ten (10) feet of the Street.

Tax Parcel #18-01A-017

TITLE TO SAID PREMISES IS VESTED IN Randy S. Long and Lynda R. Long, husband and wife by Deed from Harold Robert Beitz and Shirley L. Beitz, husband and wife dated 4/20/1999 and recorded 4/21/1999 in Record Book 722 Page 134.

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
000380675

PJ 10/4/2004

DATE	AMOUNT
10/04/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Travis S. Williams*

#3806751 :0360018081:36 150866 611