

SHERIFF'S SALE COST SHEET

Wells Fargo vs. Mc Gady
 NO. 206-04 ED NO. 86-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>325.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>11.14</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>395.64</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>584.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>809.36</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>140.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Francis + Beth Ann McGady
 NO. 206-04 ED NO. 861-04 JD DATE/TIME OF SALE 2-9-05 1130

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>479.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>584.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>809.36</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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>160.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 1505.36

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

February 8, 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., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.
v. FRANCIS C. MCGADY and BETH ANN MCGADY
No. 2004-CV-861**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 2/9/05.

No funds were received in consideration for the stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: FRANCIS C. MCGADY
BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Francis & Beth Ann McGady

NO. 206-04 ED NO. 861-04 JD

DATE/TIME OF SALE: 2-9-05 1130

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 \$ _____

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 19, 26; February 2, 2005, 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.

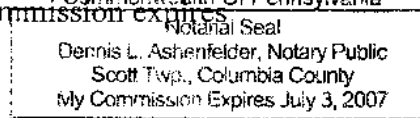
Paul R. Eyerly

Sworn and subscribed to before me this 3rd day of February, 2005.

[Signature]

(Notary Public)

My commission expires



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

.....



Federman and Phelan is now

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Lisa.Steinman@fedphe.com

January 24, 2005

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

RE: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.
V. FRANCIS C. MCGADY and BETH ANN MCGADY
COLUMBIA COUNTY, NO. 2004-C-861

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.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,

LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/9/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

) CIVIL ACTION

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

) CIVIL DIVISION
) NO. 2004-C-861


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for WELLS FARGO BANK,
N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST
MORTGAGE, INC. hereby verify that on 1/7/05 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: January 24, 2005



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
FEDERMAN PHELAN, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Tenant/Occupant 218 WEST 3RD STREET MIDDLINTOWN, PA 18631		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomburg, PA 17815		
4		CITIBANK, SOUTH DAKOTA, NA C/O OLIN, NEIL AND HAL TRECHT P.O. BOX 356 WEST CHESTER, PA 19381		
5		WELLS FARGO HOME MORTGAGE F/K/A NORWEST MORTGAGE, INC. 5024 PARKWAY PLAZA BOULEVARD CHARLOTTE, NC 28217		
6		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
7		UNITED STATES DEPT. OF JUSTICE U.S. ATTY-MIDDLE DISTRICT OF PA ATTN: MARY CATHERINE FRYE, ESQ. ASSISTANT U.S. ATTORNEY FEDERAL BUILDING 228 WALNUT STREET P.O. BOX 11754 HARRISBURG, PA 17108		
8		INTERNAL REVENUE SERVICE DEPARTMENT OF TREASURY P.O. BOX 12051 PHILADELPHIA, PA 19109		
9				
10				
11				
12				
Total Number of Pieces Listed By Sender		RE: FRANCIS C. MCCADY	TEAM 3	
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 nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000.00 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance 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.	



UNITED STATES POSTAGE
 02 1A
 0004300377
 MAILED FROM ZIP CODE 19103
 \$ 02.40⁰⁰
 JAN 07 2005
 PRINCEY BOWES



7160 3901 9848 7331 7643

TO: INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER
13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

TEAM 3

SENDER: TEAM3.NMK

REFERENCE: MCGADY

Form 3800, June 2000

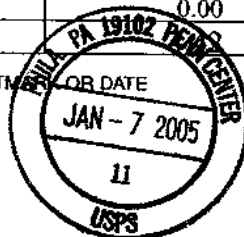
TURN CEIPT SERVICE	Postage	37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	0.00
	Total Postage & Fees	

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9848 7331 7667

TO: INTERNAL REVENUE SERVICE
DEPARTMENT OF TREASURY
P.O. BOX 12051
PHILADELPHIA, PA 19100

TEAM 3

SENDER: TEAM3/NMK

REFERENCE: MCGADY

PS Form 3800, June 2000

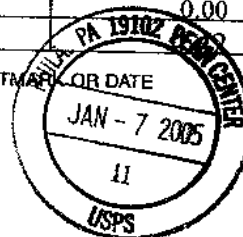
RETURN RECEIPT SERVICE	Postage	37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	0.00
	Total Postage & Fees	

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9848 7331 7650

UNITED STATES DEPT. OF JUSTICE
TO: U.S. ATTY-MIDDLE DISTRICT OF PA
ATTN: MARY CATHERINE FRYE,
ESQ. ASSISTANT U.S. ATTORNEY
FEDERAL BUILDING
228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108

SENDER: TEAM3/NMK

REFERENCE: MCGADY

TEAM 3

PS Form 3800, June 2000

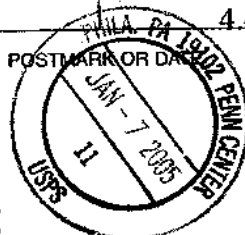
RETURN RECEIPT SERVICE	Postage	37
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	0.00
	Total Postage & Fees	4.42

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



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.

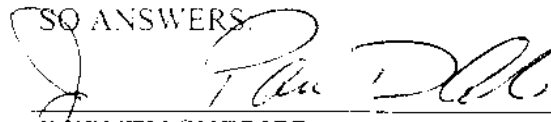

VS.

FRANCIS & BETH ANN MCGADY

WRIT OF EXECUTION #206 OF 2004 ED

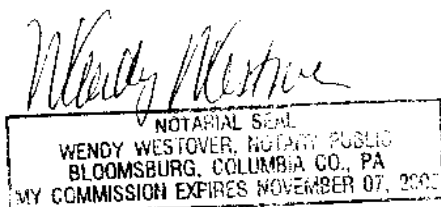
POSTING OF PROPERTY

January 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FRANCIS & BETH ANN MCGADY AT 218 W. 3RD ST. MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2005



COUNTY OF COLUMBIA

Fee: \$5.00

District: MIFFLIN TWP
Deed: 0183 -0594
Location:
Parcel Id:23 -05A-040-00,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Per: dm.
Sheriff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, N.A. S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.

VS

Docket # 206ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE


FRANCIS C. MCGADY
BETH ANN MCGADY

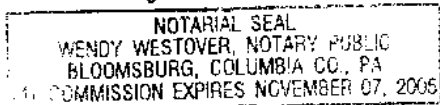
AFFIDAVIT OF SERVICE

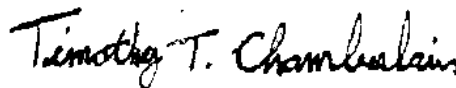
NOW, THIS THURSDAY, DECEMBER 09, 2004, AT 3:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON FRANCIS MCGADY AT 218 WEST
3RD ST., MIFFLINVILLE BY HANDING TO FRANCIS MCGADY, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

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


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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) 764-6106

WELLS FARGO BANK, N.A. S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.

VS

Docket # 206ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

FRANCIS C. MCGADY
BETH ANN MCGADY

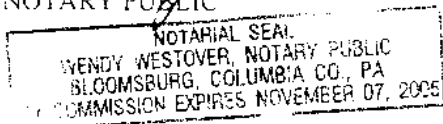
AFFIDAVIT OF SERVICE

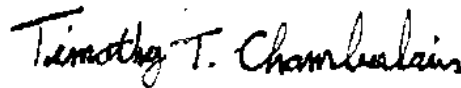
NOW, THIS THURSDAY, DECEMBER 09, 2004, AT 3:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BETH ANN MCGADY AT 218 WEST
3RD ST., MIFFLINVILLE BY HANDING TO FRANCIS MCGADY, HUSBAND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS.

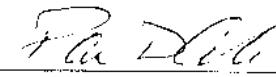
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 13, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/8/2004

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 206ED2004

PLAINTIFF WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT FRANCIS C. MCGADY
BETH ANN MCGADY
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON CHRIS NGI2 D1

RELATIONSHIP POF OFC. IDENTIFICATION _____

DATE 12/10/04 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

Phu Dill

DATE 12/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/8/2004

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 206ED2004

PLAINTIFF
WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT
FRANCIS C. MCGADY
BETH ANN MCGADY
ATTORNEY FIRM
FEDERMAN & PHELAN

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

SERVED UPON KRISTEN GENSEL

RELATIONSHIP CLERK IDENTIFICATION _____

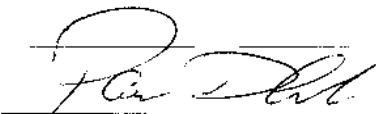
DATE 12/10/04 TIME 1155 MILEAGE _____ OTHER _____

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 12/10/04

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.

Article Addressed to:

United States Dept. of Justice
PO Box 11754
Harrisburg, PA 17108

Article Number
Transfer from service label

7004 116

Form 3811, February 2004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X</p>
<p>1. Article Addressed to:</p> <p style="margin-top: 20px;">Commonwealth of PA PO Box 2675 Harrisburg, PA 17815</p>	<p>B. Received by (Printed Name) DEC 13 2004</p> <p>C. Restricted Delivery <input type="checkbox"/></p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>3. Article Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7004 1160 0005 9399 0583</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p>
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="text-align: right; font-size: 1.2em;">DEC 13 2004</p>
<p>2. Article Number</p> <p style="padding-left: 20px;">(Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 20px;">If YES, enter delivery address below:</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p style="font-size: 1.5em; letter-spacing: 0.5em;">7004 1160 0005 9399 0651</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p style="font-size: 1.2em; margin-left: 20px;"><i>Samuel J. Verone</i></p> <hr/> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="text-align: right; font-size: 1.5em; margin-right: 50px;">DEC 13 2004</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.1em;">COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number</p> <p style="margin-left: 20px;">(Transfer from service label)</p> <p style="text-align: center; font-size: 1.2em; margin-top: 10px;">7004 1160 0005 9399 0644</p>	

Complete items 1, 2, and 3.
 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.

Article Addressed to:

Titibank, South Dakota
 c/o Olin, Neil and Haltrecht
 PO Box 356
 West Chester, PA 19381

2. Article Number (Transfer from service label)	7004	Domestic Bag
		2014 7-10-2004

or on the front if space permits.

1. Article Addressed to:

Internal Revenue Service
PO Box 12051
Philadelphia, PA 19100

2. Article Number 7004
(*Transfer from service label*)

PS Form 3811, February 2004 Domestic Return

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

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

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

1160 0005 9399 0590

Return Receipt 102595-02-M-1

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/8/2004

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 206ED2004

PLAINTIFF WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT FRANCIS C. MCGADY
BETH ANN MCGADY
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
FRANCIS MCGADY	WRIT OF EXECUTION - MORTGAGE
218 WEST 3RD ST.	FORECLOSURE
MIFFLINVILLE	

SERVED UPON Francis McGady

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12/09/04 TIME 1510 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

[Signature]

DATE 12/09/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/8/2004

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 206ED2004

PLAINTIFF WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT FRANCIS C. MCGADY
BETH ANN MCGADY
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BETH ANN MCGADY	WRIT OF EXECUTION - MORTGAGE
218 WEST 3RD ST.	FORECLOSURE
MIFFLINVILLE	

SERVED UPON FRANCIS MCGADY

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 12/09/04 TIME 1510 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

FR DATE 12/09/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/8/2004

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 206ED2004

PLAINTIFF WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO
HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE,
INC.

DEFENDANT FRANCIS C. MCGADY
BETH ANN MCGADY
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
SUSAN NEVEL - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
E. 5TH ST. PO BOX 371	FORECLOSURE
MIFFLINVILLE	

SERVED UPON 203 F&D

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12/09/04 TIME 1515 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

12/09/04

REAL ESTATE OUTLINE

ED # 206-04

DATE RECEIVED 12-8-04
DOCKET AND INDEX 12-9-04
SET FILE FOLDER UP 12-9-04

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# 391054

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

SALE DATE Feb. 9, 2005 TIME 1130
POSTING DATE Jan. 6, 2005
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 19
2ND WEEK 26
3RD WEEK Feb. 2, 2005

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2005 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 206 OF 2004 ED AND CIVIL WRIT NO. 861 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 or parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the South by Third Street in said Village; on the West by Lot No. 30 on the Plot or Plan of said Village; on the North by Second Street in said Village; and on the East by Lot No. 28 and being marked and designated as Lot No. 29 on the Plot or Plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at Page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

Tax Parcel #23-05A-040

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady by Deed from Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, dated 11/12/1993 and recorded 11/19/1993 in Deed Book 553 Page. 537.

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

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

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE,
INC.**

Plaintiff

vs.

**FRANCIS C. MCGADY
BETH ANN MCGADY**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-861
: *2004-ED-206*
: 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: 218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

(see attached legal description)

Amount Due \$86,933.38

Interest from 12/1/04 \$ _____
to sale date
(per diem-\$14.29)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *12/08/2004*
(Seal)

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the South by Third Street in said Village; on the West by Lot No. 30 on the Plot or Plan of said Village; on the North by Second Street in said Village; and on the East by Lot No. 28 and being marked and designated as Lot no. 29 on the Plot or Plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at Page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

Tax Parcel #23-05A-040

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady by Deed from Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, dated 11/12/1993 and recorded 11/19/1993 in Deed Book 553 Page 537.

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

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE,
INC.**

Plaintiff

vs.

**FRANCIS C. MCGADY
BETH ANN MCGADY**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-861
: *2004-ED-206*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(see attached legal description)

Amount Due \$86,933.38

Interest from 12/1/04 \$ _____
to sale date
(per diem-\$14.29)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *12-08-2004*
(Seal)

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

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Federman 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., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861
: 2004-ED-206
:
:

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 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.,
S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861

: 2004-ED-206

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **218 WEST 3RD STREET, MIFFLINVILLE, PA 18631.**

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

NAME

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

FRANCIS C. MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

BETH ANN MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

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: **11/30/04**

Federman 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.,
S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**

Plaintiff

vs.

**FRANCIS C. MCGADY
BETH ANN MCGADY**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.**, Plaintiff in the above action, by its attorney, DANIEL
G. SCHMIEG, 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 **218 WEST 3RD STREET,
MIFFLINVILLE, PA 18631.**

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

NAME

LAST KNOWN ADDRESS

FRANCIS C. MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

BETH ANN MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

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

**CITIBANK, SOUTH DAKOTA, NA
C/O OLIN, NEIL AND HALTRECHT**

**P.O. BOX 356
WEST CHESTER, PA 19381**

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

**5024 PARKWAY PLAZA BOULEVARD
CHARLOTTE, NC 28217**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**UNITED STATES DEPT. OF JUSTICE
U.S. ATTY-MIDDLE DISTRICT OF PA
ATTN: MARY CATHERINE FRYE, ESQ.
ASSISTANT U.S. ATTORNEY**

**FEDERAL BUILDING
228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108**

INTERNAL REVENUE SERVICE

**DEPARTMENT OF TREASURY
P.O. BOX 12051
PHILADELPHIA, PA 19100**

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

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**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: 11/30/04

Federman 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.,
S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861

: 2004-ED-206

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. I)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC., Plaintiff in the above action, by its attorney, DANIEL
G. SCHMIEG, 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 **218 WEST 3RD STREET,
MIFFLINVILLE, PA 18631.**

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

NAME

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

FRANCIS C. MCGADY

218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY

218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

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: **11/30/04**

Federman Phelan, L.L.P.

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

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 BANK, N.A.,
S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.**

Plaintiff

vs.

**FRANCIS C. MCGADY
BETH ANN MCGADY**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.**, Plaintiff in the above action, by its attorney, DANIEL
G. SCHMIEG, 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 **218 WEST 3RD STREET,
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1. Name and address of Owner(s) or reputed Owner(s):

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**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

BETH ANN MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

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

**CITIBANK, SOUTH DAKOTA, NA
C/O OLIN, NEIL AND HALTRECHT**

**P.O. BOX 356
WEST CHESTER, PA 19381**

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

**5024 PARKWAY PLAZA BOULEVARD
CHARLOTTE, NC 28217**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**UNITED STATES DEPT. OF JUSTICE
U.S. ATTY-MIDDLE DISTRICT OF PA
ATTN: MARY CATHERINE FRYE, ESQ.
ASSISTANT U.S. ATTORNEY**

**FEDERAL BUILDING
228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108**

INTERNAL REVENUE SERVICE

**DEPARTMENT OF TREASURY
P.O. BOX 12051
PHILADELPHIA, PA 19100**

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

NAME

LAST KNOWN ADDRESS

NONE

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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

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

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DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 11/30/04

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By: DANIEL G. SCHMIEG
Identification No. 62205
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Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861
: *2004-ED-206*
:
:
:

****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

11/30/04

TO: FRANCIS C. MCGADY
BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

Your house (real estate) at **218 WEST 3RD STREET, MIEFLINVILLE, PA 18631**, 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 **\$86,933.38** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL THAT CERTAIN piece or parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the South by Third Street in said Village; on the West by Lot No. 30 on the Plot or Plan of said Village; on the North by Second Street in said Village; and on the East by Lot No. 28 and being marked and designated as Lot no. 29 on the Plot or Plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at Page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

Tax Parcel #23-05A-040

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady by Deed from Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, dated 11/12/1993 and recorded 11/19/1993 in Deed Book 553 Page 537.

Federman Phelan, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

Plaintiff

vs.

FRANCIS C. MCGADY
BETH ANN MCGADY

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-861

: 2004-ED-206
:
:

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

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

 (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

 (SEAL)
(A. A. D. N. 11/11/11)

_____, 20 _____

HARRY A. ROADARMEL

Sheriff

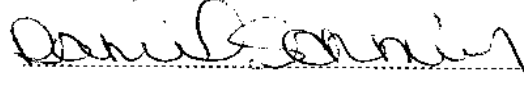
COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs FRANCIS C. MCGADY and BETH ANN MCGADY

The defendant will be found at 218 WEST 3RD STREET., MIFFLINVILLE, PA 18631.


 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

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

See attached legal description _____

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under 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.

(Attorney for Plaintiff)

HARRY A. ROADARMEL

....., 20

Sheriff

COLUMBLA County, Pa.

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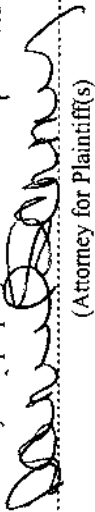
Daniel S. Gornig Attorney for Plaintiff

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(Attorney for Plaintiff(s))

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 (SEAL)
(Sheriff)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

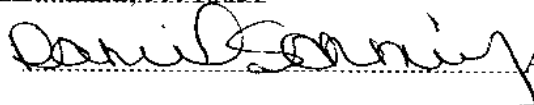
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 (SEAL)
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HARRY A. ROADARMEL

COLUMBIA County, Pa.

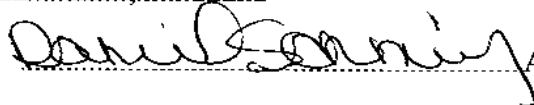
Sheriff

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A. NORWEST MORTGAGE, INC. vs FRANCIS C. MCGADY and BETH ANN MCGADY

The defendant will be found at 218 WEST 3RD STREET, MIFFLINVILLE, PA 18631

 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

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

See attached legal description.....
.....
.....
.....

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)
(A Notary Public for the State of Pennsylvania)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

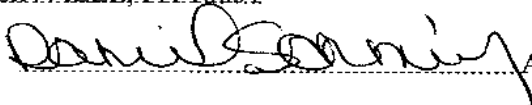
Sheriff

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 (SEAL)
(Sheriff)

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

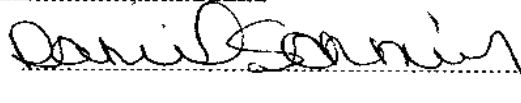
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