SHERIFF'S SALE COST SHEET

usells Farso	is. McGadv
NO. 206-04 ED NO. 861-64	JD DATE/TIME OF SALE Staved
	,
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u> 225,60</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	s_53.50
ADVERTISING SALE BILLS & COPIES	\$ \$17.50
ADVERTISING SALE (NEWSPAPER)	\$15,00
MILEAGE	\$ 11.14
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35,0 0
TRANSFER TAX FORM	\$25.0 0
DISTRIBUTION FORM	\$ 25.00
COPIES	\$ <u>7,50</u>
NOTARY	\$ 10,00
TOTAL ******	\$ 10,00 ********* \$ 395,64
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>584.36</u>
SOLICITOR'S SERVICES TOTAL *******	\$75.00
TOTAL *******	********* \$ <u>**/,56</u>
ADDOMINON OF A DAY OF A DAY	
PROTHONOTARY (NOTARY)	\$ 10.0 0
RECORDER OF DEEDS	\$_ ********* \$ ~~O —
TOTAL *******	*******
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REAL ESTATE TAXES:	0
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ \$
DELINQUENT 20_	
TOTAL *******	****** \$ <u></u> , 00
MUNICIPAL EDUC DUE.	
MUNICIPAL FEES DUE:	c
SEWER 20	5
WATER 20_	Section 1 to the site of the s
101AL *******	\$
CUDCUADOS PER (DOTE)	s 140,00
SURCHARGE FEE (DSTE) MISC.	S 17 4 100
WIISC.	\$ \$
TOTAL *******	<u> </u>
TOTAL	<u>Ф</u>
TOTAL COSTS (OI	PENING BID) <u>\$ 1350,0</u> 0

SHERIFF'S SALE COST SHEET

Wells Fago Bank V	s. Francis	+ Beth Ann M	c Gade
NO. 306-04 ED NO. 861-04.	D DATE/TIM	+ Beth Ann IVI ME OF SALE 2-9-05	1136
DOCKET/RETURN	\$15.00		
SERVICE PER DEF.	S 225,00		
LEVY (PER PARCEL	\$15.00		
MAILING COSTS	\$52,50		
ADVERTISING SALE BILLS & COPIES	\$17.50		
ADVERTISING SALE (NEWSPAPER)	\$15.00		
MILEAGE	\$ 10.00		
POSTING HANDBILL	\$15.00		
CRYING/ADJOURN SALE	\$10.00		
SHERIFF'S DEED	\$35.00		
TRANSFER TAX FORM	\$25.00		
DISTRIBUTION FORM	\$25.00		
COPIES	s 7.50		
NOTARY	\$ 12.00		
TOTAL *******	*******	s 479,50	
		<u> </u>	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.	\$ 584.36		
COLLOWO DIG ODDA GODO			
SOLICITOR'S SERVICES TOTAL ********	******	s 809.36	
3 3 11 12		<u></u>	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	\$ 41.50		
RECORDER OF DEEDS TOTAL ************************************	******	s 51.56	
		<u> </u>	
REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20	\$		
SCHOOL DIST. 20	\$		
DELINQUENT 20	\$ 5,00		
TOTAL ********		\$ 5,00	
MUNICIPAL FEES DUE:			
SEWER 20	\$		
WATER 20	\$		
SEWER 20	********	\$_ <u>-0</u> -	
SURCHARGE FEE (DSTE)		\$ 160.00	
MISC	\$		
TOTAL	S_	a (a	
TOTAL ********	******	\$0-	
TOTAL COSTS (OPI	ENING RIDY	s <u>1505</u>	52/
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Rightrax 2/8/2005 10:30 PAGE 001/001

Fax Server

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

Francis + Beth	Ann	Mc 6 gel
NO. 861-04		JD
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DAYS		
	NO. 861-04 //30 S	

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.

010//

	WKG(
Sworn and subscribed to before me	this 3 day of Teneur 2005
	(Notary Public) Commonwealth Of Pennsylvania My commission expires Dennis L. Ashenfelder, Notary Public Scott Typ., Columbia County My Commission Expires July 3, 2007
And now,	Member Pennsylvaria Association Of Notaries ., 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 fu	111.



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.

Yours truly,

LISA STEINMAN

for PHELAN HALLINAN & SCHMIEG, LLP

and the particle of the self-particle and th

Lisa Steinman

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 MORTGAGE, INC. F/K/A NORWES	TO WEL	LS FARGO HOME GAGE, INC.
Vs.)	CIVIL ACTION
FRANCIS C. MCGADY BETH ANN MCGADY)	CIVIL DIVISION NO. 2004-C-861
AFFIDAVIT OF SERVICE PUF	RSUANT	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: <u>January 24, 2005</u>

DANIEL G. ŠCHMIEG, ESQUIRE Attorney for Plaintiff

TEAM 3	RE: FRANCIS C. MCGADY T		Pieces I teted By Condar
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	P.O. BOX 12051		=
	2	∞	
	P.O. BOX 11754 HARRISBURG PA. 17108		ī
SIS ALLONNET	FEDERAL BUILDING 228 WAI NITT STREET		
IS ATTORNEY	U.S. ATTY-MIDDLE DISTRICT OF PA ATTN: MARY CATHERINE FRYE, ESO ASSISTANT ITS ATTORNEY		
	UNITED STATES DEPT OF HISTOR	7	 -
	1001 LIBERTY AVENUE		
3.	FEDERATED INVESTORS TOWER		<u></u>
	INTERNAL BRAVENILLS SERVICE	6	_
	F/K/A NORWEST MORTGAGE, INC. 5024 PARKWAY PLAZA BOULEVARD		
UNITER	WELLS FARGO HOME MORTGAGE	- Cn-	
STAT	P.O. BOX 356 WEST CHESTER, PA 19381		-=
es Po	C/O OLIN, NEIL AND HALTRECHT	1	
STAC	Bloomsburg, PA 17815		
:	COLUMBIA COUNTY COURTHOUSE P.O. Box 380		
	DOMESTIC RELATIONS OF COLUMBIA COUNTY	3	
	P.O. BOX 2675		
	COMMONWEALTH OF PENNSYLVANIA	2	
	218 WEST 3RD STREET MIFFLINVILLE, PA 18631		
Postage	Tenant/Occupant	1 ****	
	Name of Addressee, Street, and Post Office Address	Line A.Article Number	

Name and Address

FEDERMAN PHELAN, LLP

7160 3901 9848 7331 7643

FEDERATED INVESTORS TOWER
13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222

:NDER:

TEAM3.NMK

FERENCE: MCGADY

Insurance Coverage Provided Not Use for International Mail TEAM 3

Form 38	900, June 2000			
TURN	Postage			.37
CEIPT RVICE	Certified Fee			2.30
TVICE	Return Receipt Fe	9]	1.75
	Restricted Delivery	,	10145	0.00
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Rec	eipt for		JAN - 7 20	05 5
erti	fied Mail	\	п	フノ

7160 3901 9848 7331 7667

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

SENDER:

TEAM3/NMK

REFERENCE: MCGADY

TEAM 3/

PS Form 38	00, June 2000	
RETURN Postage		17
RECEIPT SERVICE	Certified Fee	2.30
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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/NMR

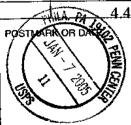
REFERENCE: MCGADY

PS Form 38	00, June 2000	
RETURN	Postage	37
RECEIPT SERVICE	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	0.00
	Total Postage & Fees	114 00 4.42
		70

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY **COURT HOUSE - P.O. BOX 380**

> BLOOMSBURG, PA 17815 FAX: (570) 389-5625

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.

SQ ANSWER

TIMOTHYT. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2005

PHONE

(570) 389-5622

WENDY WESTOVER, NOTAM PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2000

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 12/13/2004

Fee: \$5.00

Cert. NO: 354

MCGADY FRANCIS G & BETH ANN 218 WEST THIRD STREET MIFFLINVILLE PA 18631

District: MIFFLIN TWP Deed: 0183 -0594 Location:

Parcel Id:23 -05A-040-00,000

Assessment: 22,193 Balances as of 12/13/2004

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

By: Timothy T Cham	berlain Per:	din.	
	Sheriff		

TIMOTHY T. CHAMBERLAIN



FAX: (570) 389-5625

75701 189.5622

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.

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 PUPLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA

1. COMMISSION EXPIRES NOVEMBER 07, 2005

TIMOTHY T. CHAMBERLAIN

SHERIFF

P. D'ANGELO DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-3625

24 HOUR PHONE 520) 744.6 top

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

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

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

TIMOTHY T. CHAMBERLAIN SHERIFF

P. D'ANGELO DEPUTY SHERIFF

OFFICER: DATE RECEIVED	12/8/2004		SERVICE# 10 DOCKET # 20		RVICES
PLAINTIFF		ME MORTO	O BANK, N.A. S GAGE, INC., F/F		LLS FARGO ET MORTGAGE,
DEFENDANT		ANCIS C. M			
ATTORNEY FIRM		TH ANN MO Derman &			
PERSON/CORP TO	SERVED	<u>BBRITILI C</u>	PAPERS TO	SERVED	
DOMESTIC RELATI	ONS		WRIT OF EXI		ORTGAGE
15 PERRY AVE.			FORECLOSU		OKTO/KOI/
BLOOMSBURG		~···			
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DATE /2/10/04 T.	IME	S MILE	AGE	OTHER _	
Race Sex 1	Height	Weight	Eyes Hair _	Age	Military
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DEPUTY	Fly.	2/16	DATE	12/10/	

OFFICER: DATE RECEIVEI	D 12/8/2004		E 13 - OF - 16 SEF # 206ED2004	RVICES
PLAINTIFF		LLS FARGO BANK, N ME MORTGAGE, INC., 2.		
DEFENDANT	BET	NCIS C. MCGADY		
ATTORNEY FIRM	M FED	ERMAN & PHELAN		
PERSON/CORP	TO SERVED	PAPERS T	O SERVED	
COLUMBIA COU	NTY TAX CLAI	M WRIT OF I		ORTGAGE
PO BOX 380		FORECLO	SURE	
BLOOMSBURG				
SERVED UPON RELATIONSHIP	KRISTE.	N GENSEZ	FICATION	
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	F. OTHER	(SPECIFY)		
ATTEMPTS DATE	TIME	OFFICER	REMARK	S
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Address of Delive	on a	Tandi:		2-M-15	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Date of Delive	[™]	☐ Express Mail ☐ Return Receipt for Merchandi ☐ C.O.D.		102595-02-M-15	■ Complete items 1, 2, ar Also complete item 4 if Restricted Delivery is desired.	A. Signature
(O	۲ ۲	ipt for	L- FJ	#	 Print your name and address on the reverse so that we can return the card to you. 	X ☐ Agent ☐ Address
17 3	an item i below;	ss Maí			 Attach this card to the back of the mailpiece, or on the front if space permits. 	B. Received by (Printed Name DEC 9 3t200 live
	addrass below:	Express Mail Return Recei C.O.D.			Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
1364			E .		Commonwealth of PA	If YES, enter delivery address below:
*	ary address dif enter delivery	Mail Mail Ad Mail	005		PO Box 2675	
		Service Type Service Type Certified Mail Registered Insured Mail			Harrisburg, PA 17815	
`M &\ \\.	<u>∾</u> - -	Servic	1160	Domestic Return Receipt		3. Service Type ☐ Certified Mail ☐ Express Mail
(′ m	<u></u>	ω <u>4</u>		turn F		☐ Registered ☐ Return Receipt for Merchandis ☐ C.O.D.
, h	DIING		700	itic Re	2. Article Number	4. Restricted Delivery? (Extra Fee) ☐ Yes
rerse piece				Jomes	(Transfer from service label)	04 1160 0005 9399 0583
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.	VICE DUP LBU	607			PS Form 3811, February 2004 Domestic Re	eturn Receipt 102595-02-N
d to	SERVICE GROUP SRAL BU	S MC 901	'		SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
and address on the return the card to you. I to the back of the malf space permits.	Article Addressed to: INTERNAL REVENUE SURVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUIL FOR A PARTICULAR CONTROLL FOR A PARTICULAR CONTROL	oou arch street room 32 PIIILADELPHIA, PA 19106	_	2004	Complete items 1, 2, an Also complete	A. Signature JUS
and ac eturn the to the space	EVENUE SUPPOR REEN FEL	BE 1 A, P,	label,	uary	item 4 if Restricted Delivery is desired. Print your name and address on the reverse	X Addresse
name a can reservante se can reservante te front if se	Article Addressed to: INTURNAL RETECTINICAL SI WILLIAM GRE		Article Number Transfer from service (abbl)	PS Form 3811, February 2004	so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) DEO 1 3 2000
our na we ca this ca he fro	SNA) WIC.	NDEI NDEI	from:	811	or on the front if space permits. 1. Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
Print your name so that we can Attach this card or on the front i	Article Addressed INTERNAL R TECHNICAL WILLIAM GR		Article Number (Transfer from s	orm 3		
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110.	 0 0	ğ. Wei	Ş.		ਲੂ HARRISBURG, PA 17105	☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
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1 3 min	II Is delivery address different from item If YES, enter delivery address below.		reny? (E	;∦	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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× m	<u> </u>	[] . !	_	P. P.		DEC 1 3 2004
	- BO		1,14 1,14 1,14 1,14 1,14 1,14 1,14 1,14	Domestic Return	1. Article Addressed to: COMMONWEALTH OF PENNSYLVANIA	D. Is delivery address different from item 1?
erse iece,	Justice		+00 00t	restic	DEPARTMENT OF REVENUE-ATTN: SHEE	RIFF SALE
s on the reverse rd to you. of the mailpiece,	of J		701	Don	CEEVIVAINCE SOLLOKT SECTION	<u> </u>
on the street of the year.	(20				DEPARTMENT 281230 HARRISBURG, PA 17128-1230	3. Service Type ☑ Certified Mail ☐ Express Mail
ddress of the card back of permits.	Dept.			4	1,111,171,20	☐ Registered ☐ Return Receipt for Merchandis
and address on the return the card to you.	es I		bell	ry 20(☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
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.	States D 11754 ourg, PA		vice la	ebrua	2. Article Number 7 [] []	
our name we can r this card ie front if	sd S X 1 x 1 sbu		Ther I'm ser	11, F	PS Form 3811, February 2004 Domestic Ret	turn Receipt 102595-02-M-15-
Print your name so that we can retach this card or on the front if	Article Addressed to: United Stat PO Box 1175 Harrisburg,		Article Number Transfer from service label)	Form 3811, February 2004		
P A B	や は 又形		Artic	For		

X	B. Received by (Printed Name) C. Date of Deiw	D. Is delivery address different from item 1? ☐ Yes if YES, enter delivery address below: ☐ No		3. Service Type 19 Certified Mail	ny? (E)	1160 0005 9399 0620	Return Receipt 102595-02-M-1	■ Complete items 1, 2, an. 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 1001 Liberty Ave. Pittsburgh, PA 15222	A. Signature X A. Signature X Agent Address B. Received by (Printed Name) C. Data of Delivery D. Is defivery address different from item 1? If YES, enter delivery address below: 3. Service Type Certified Mail Registered Return Receipt for Merchandi Insured Mail C.O.D.
Print your name	 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. 	icle Addressed t	Wells Fargo Home Mortgage 5024 Parkway Plaza Boulevard Charlotte, NC 28217			2. Article Number (Transfer from service label)	PS Form 3811, February 2004 Domestic Retu	PS Form 3811, February 2004 Domestic Re SENDER: COMPLETE THIS SECTION Complete items 1, 2, an. 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. Article Addressed to: U. S. SMALL BUSINESS ADMINISTRATIO	4. Restricted Delivery? (Extra Fee) Yes L. L. L. D. D. S.
X YI). Jume Baddressee	C. Date	D. Is delivery address different from item 1? D. Yes If YES, enter delivery address below:		3. Service Type C. Certified Mall	4. Rostricted Delivery? (Extra Fee)	1160 0005 9399 0637	Return Receipt	2. Article Number 7004 PS Form 3811, February 2004 Domestic Ret SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 2, Also complete	3. Service Type Certified Mail
item 4 if Restricted Delivery is desired.	Frint your name and address of the 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:	Sitibank, South Dakota c/o Olin, Neil and Haltrecht Po Rox 356	st Che		umber	Transfer from service (abel)	1. Article Addressed to: Internal Revenue Service PO Box 12051 Philadelphia, PA 19100	D. is delivery address different/from 1? Yes If YES, enter delivery address below: No 3. Service Type 2. Certified Mall Express Mail Registered Return Receipt for Merchandi C.O.D. 4. Restricted Delivery? (Extra Fee) Yes 1.160 0.00.5 9399 0.590

OFFICER: T. CE DATE RECEIVED			1 - OF - 16 SERVICES 206ED2004		
PLAINTIFF	WELLS F HOME M INC.	FARGO BANK, N.A ORTGAGE, INC.,	A. S/B/M TO WELLS FARGO F/K/A NORWEST MORTGAGE		
DEFENDANT		C. MCGADY			
ATTORNEY FIRM	DETH AN	N MCGADY			
PERSON/CORP TO	SERVED	PAPERS T	O SERVED		
FRANCIS MCGADY		WRIT OF F	XECUTION - MORTGAGE		
218 WEST 3RD ST.	***	FORECLOS	FORECLOSURE		
MIFFLINVILLE					
SERVED UPON	ERANCIS 12	16004			
RELATIONSHIP		IDENTII	FICATION		
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OFFICER: T. CF DATE RECEIVED			SERVICE# 2 - OF - 16 SERVICES DOCKET # 206ED2004		
PLAINTIFF	WELLS HOME I INC.	WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.			
DEFENDANT ATTORNEY FIRM PERSON/CORP TO BETH ANN MCGAD 218 WEST 3RD ST. MIFFLINVILLE	BETH A FEDERN SERVED Y	PAPERS T WRIT OF E FORECLOS			
SERVED UPON			· · · · · · · · · · · · · · · · · · ·		
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ATTEMPTS DATE	TIME	OFFICER	REMARKS		
DEPUTY	722	ZZZ DATI	12/09/04		

BANK, N.A. S/B/M TO WELLS FARGO AGE, INC., F/K/A NORWEST MORTGAGE GADY PHELAN PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE FORECLOSURE
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DATE 12/09/04

REAL ESTATE OUTLINE

ED# 206-04

DATE RECEIVED 13-8-04	l
DOCKET AND INDEX 12-9-6	4
SET FILE FOLDER UP / 3-9-4	orf .
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	$\overline{}$
WATCHMAN RELEASE FORM	
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	CK# 391054
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE
	- 1
SALE DATE	<u>Feb. 9, 2005</u> TIME <u>/</u> /30
POSTING DATE	Jan. 6, 2005
ADV. DATES FOR NEWSPAPER	1 ST WEEK Jan. 19
	2 ND WEEK ∂ 6
	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.

IMPORT ANT 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

SHERIFF'S SALE

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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.	: COURT OF COMMON PLEAS : COLUMBIA COUNTY, PA : : NO: 2004-CV-861 : LOG4-ED-206
Plaintiff	: WRIT OF EXECUTION : (MORTGAGE FORECLOSURE)
vs.	:
FRANCIS C. MCGADY BETH ANN MCGADY	
Defendant(s)	
TO THE SHERIFF OF COLUMBIA COUNT	Y, PENNSYLVANIA
To satisfy the judgment, interest and costs in following described property (specifically described	n the above matter, you are directed to levy upon and sell the d property below):
Premises: 218 WEST 3RD STREET MIFFLINVILLE, PA 18631	
(see attached legal description)	*
Amount Due \$86	5,933.38
Interest from 12/1/04 \$ to sale date (per diem-\$14.29)	
Total \$	Plus Costs as endorsed.
Clerk Long & Office of the Prothonotary Common Pleas Court of Columbia County, PA Dated: 1201204	Klina EAB
(Seal)	

دجت

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 : COURT OF COMMON PLEAS WELLS FARGO HOME MORTGAGE, : COLUMBIA COUNTY, PA INC., F/K/A NORWEST MORTGAGE, INC. : NO: 2004-CV-861 2004-ED-206 **Plaintiff** (MORTGAGE FORECLOSURE) VS. FRANCIS C. MCGADY BETH ANN MCGADY Defendant(s) 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 Duc \$86,933.38 Interest from 12/1/04 to sale date (per diem-\$14.29) \$_____ Plus Costs as endorsed. Total Form B. Kens (EAS)

nted: 12-08-2004

Office of the Prothonotary Common Pleas Court of Columbia County, PA 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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Tax Parcel #23-05A-040

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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

VS.

MORTGAGE, INC.

: COLUMBIA County

: Court of Common Pleas

: CIVIL DIVISION

Plaintiff

: NO. 2004-CV-861 : 2004-ED-206

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

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
- (X) 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

: COLUMBIA County

MORTGAGE, INC., F/K/A NORWEST

: Court of Common Pleas

MORTGAGE, INC.

Plaintiff

: CIVIL DIVISION

VS.

: NO. 2004-CV-861

FRANCIS C. MCGADY BETH ANN MCGADY

2004-ED-206

Defendant(s)

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

WELLS FARGO BANK, N.A.,

: COLUMBIA County

S/B/M TO WELLS FARGO HOME

MORTGAGE, INC., F/K/A NORWEST

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

MORTGAGE, INC.

Plaintiff

: CIVIL DIVISION

VS.

: NO. 2004-CV-861

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

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, ESO., 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):

LAST KNOWN ADDRESS NAME

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 P.O. BOX 356

C/O OLIN, NEIL AND HALTRECHT WEST CHESTER, PA 19381

WELLS FARGO HOME MORTGAGE 5024 PARKWAY PLAZA BOULEVARD

F/K/A NORWEST MORTGAGE INC. CHARLOTTE, NC 28217 INTERNAL REVEN SERVICE FEDERATED INVESTORS TOWER

13TH FLO...., 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. 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.

: COLUMBIA County

:

: Court of Common Pleas

Plaintiff

: CIVIL DIVISION

vs.

: No. 2004-CV-861 : 2004-ED-206

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

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.

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LAST KNOWN ADDRESS (if address cannot be

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218 WEST 3RD STREET MIFFLINVILLE, PA 18631

BETH ANN MCGADY

218 WEST 3RD STREET MIFFLINVILLE, PA 18631

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NAME

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

SAME AS ABOVE

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DANIEL G. SCHMIEG, ESQUIRE

Date: 11/30/04

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

dentification No. 62205

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.,

: COLUMBIA County

ATTORNEY FOR PLAINTIFF

S/B/M TO WELLS FARGO HOME

MORTGAGE, INC., F/K/A NORWEST : Court of Common Pleas

MORTGAGE, INC.

VS.

. : NO. 2004-CV-861

: CIVIL DIVISION

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

Plaintiff

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., E/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 P.O. BOX 356

C/O OLIN, NEIL AND HALTRECHT WEST CHESTER, PA 19381

WELLS FARGO HOME MORTGAGE 5024 PARKWAY PLAZA BOULEVARD F/K/A NORWEST MORTGAGE INC. CHARLOTTE, NC 28217

INTERNAL REVER - E SERVICE FEDERATED INVESTORS TOWER

13TH FLO , 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

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

: COLUMBIA County

: Court of Common Pleas

: CIVIL DIVISION

vs.

: NO. 2004-CV-861

: ,2004-CV-601 : ,2004-ED- 206

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

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 WES	T 3RD STREET, <u>MIFFLINY</u>	TLLE, 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	g. PA 17815 to enforce the cou	rt judgment of \$86.933.38 obtained by
WELLS FARGO BANK, N.A., S/B/M TO	WELLS FARGO HOME M	ORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC. (the mort		
announcement will be made at said sale in co		

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 attorncy'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

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

Federman Phelan, L.L.P. **Bv: 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

: COLUMBIA County

MORTGAGE, INC.

: Court of Common Pleas

: CIVIL DIVISION

Plaintiff

: NO. 2004-CV-861

VS.

2004-ED-206

FRANCIS C. MCGADY BETH ANN MCGADY

Defendant(s)

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
- (X) 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

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).

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Tax Parcel #23-05A-040

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

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 WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property

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

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.

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(Attorney for Plaintiff(s)

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

Sales Contraction of the sales

COMMERCE BANK PHILADELPHIA, PA 19148

3-180/360

CHECK NO 000391054

11/20/2004

340

******1,350.00 AMOUNT 11/30/2004 DATE

• •

Void after 90 days

Sherift of Columbia County To The Order

CUE THOUSAND THREE HUNDRED FIFTY AND 60/100 BOLLARS

Pay

35 W Main Street

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Biconsburg, PA 17815

Frami S. Hell

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