

# SHERIFF'S SALE COST SHEET

Wachovia Bank VS. Fred LHA Jonelle Wolfe  
 NO. 49-04 ED NO. 1138-03 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>283.00</u>	

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

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

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

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>      </u>
WATER 20		\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>                    </u>	\$ <u>      </u>
<u>                            </u>	\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1200 deposit  
 \$ 548.00  
 \$ 652.00 Refund

PURCELL KRUG & HALLER  
1719 N. FRONT STREET  
HARRISBURG, PA 17102  
PH: 717-234-4178 X 126  
FAX: 717-234-1206

## fax transmittal

**To: SHERIFF'S OFFICE**

Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

**Fax: 570-389-5622**

**Phone: 570-389-5624**

**Re: SHERIFFS SALE**

**FRED B. UTT AND JANELLE L. WOLFE**

2003-CV-1138

**From: Purcell, Krug & Haller**  
1719 N. Front Street  
Harrisburg, PA 17102  
**Ph: 717-234-4178**  
**Fax: 717-234-1206**

**PAM ELDRIDGE**

**Date: April 13, 2004**

**Pages: 1 PAGE**

**PROPERTY: 341 WEST STERNER  
AVENUE**

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

**Notes PLEASE STAY THE SHERIFF SALE SCHEDULED FOR 06/09/04 DUE TO  
CHAPTER 13 FILED ON 03/22/04, CASE#04-51400.**

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER  
IMMEDIATELY.

*Sent by Fax*



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WACHOVIA BANK, NATIONAL  
ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

Docket # 49ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

FRED B. UTT  
JANELLE L. WOLFE

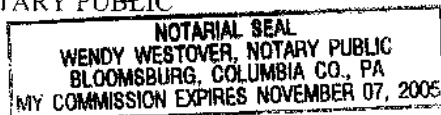
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 19, 2004, AT 9:20 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JANELLE WOLFE AT 6325 LOWE  
ST. APT. A, BLOOMSBURG BY HANDING TO JANELLE WOLFE, , A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, MARCH 24, 2004

*Wendy Westover*  
NOTARY PUBLIC



*Timothy T. Chamberlain*

X  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X *P. D'Angelo*  
P. D'ANGELO  
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WACHOVIA BANK, NATIONAL  
ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

Docket # 49ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

FRED B. UTT  
JANELLE L. WOLFE

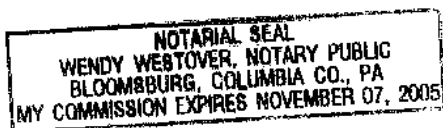
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 19, 2004, AT 8:35 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON FRED UTT AT 341 WEST STERNER  
AVE., BLOOMSBURG BY HANDING TO FRED UTT, A TRUE AND ATTESTED COPY OF THE  
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, MARCH 24, 2004

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

BTWN - 5th + 6th

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2004

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT FRED B. UTT  
JANELLE L. WOLFE

PERSON/CORP TO SERVED	PAPERS TO SERVED
FRED UTT	WRIT OF EXECUTION - MORTGAGE
341 WEST STERNER AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON FRED UTT

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

DATE 03/19/04 TIME 0835 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Paul Delt DATE 03/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2004

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

FRED B. UTT  
JANELLE L. WOLFE

6325 - Lowe  
APT # A

PERSON/CORP TO SERVED
JANELLE WOLFE
22A MIDDLE AVE.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JANELLE WOLFE

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

DATE 03/14/04 TIME 0920 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) RESIDES AT 6325 LOWE ST.  
APT # A

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

<u>3-16-4</u>	<u>1500</u>	<u>AKIT</u>	<u>CLARK</u>
<u>03/19/04</u>	<u>0825</u>	<u>DIANCOLO</u>	<u>MOVED</u>

DEPUTY

Flam Del

DATE 03/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2004

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

FRED B. UTT  
JANELLE L. WOLFE

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND ST.
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON AMBER KENNY

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

DATE 3-16-4 TIME 1405 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Gail

DATE 3-16-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/12/2004

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT FRED B. UTT  
JANELLE L. WOLFE

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Dropped in Mail Slot

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

DATE 3-16-04 TIME 1405 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~

DEPUTY

J. C. [Signature]

DATE 3-16-04



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/12/2004

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

FRED B. UTT  
JANELLE L. WOLFE

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Arli D. ...*

RELATIONSHIP

IDENTIFICATION

DATE 3-15-4 TIME 1610 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 3-15-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/12/2004

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 49ED2004

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT FRED B. UTT  
JANELLE L. WOLFE

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

SERVED UPON Rebecca Miller

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

DATE 3-15-4 TIME 1600 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Galt

DATE 3-15-4

# REAL ESTATE OUTLINE

ED # 49-04

DATE RECEIVED 3-12-04  
DOCKET AND INDEX 3-15-04  
SET FILE FOLDER UP 3-15-04

## 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 1200.00 ✓ CK# 90394

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

SALE DATE June 9, 04 TIME 0900  
POSTING DATE May 14, 2004  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK May 19  
2<sup>ND</sup> WEEK 26  
3<sup>RD</sup> WEEK June 2, 04

# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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



# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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



# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

# SHERIFF'S SALE

WEDNESDAY JUNE 9, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 49 OF 2004 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell J. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel #05W-03-127

## 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  
Leon Haller  
1719 North Front St.  
Harrisburg, PA 17102

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

**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Colm  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

FRED B. UTT AND JANELLE L. WOLFE,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

*2004-ED-49*  
IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815** as follows:

Unpaid Principal Balance	\$45,994.90
Interest	\$3,701.82
Per diem of \$8.75 to 6/1/04	
Late Charges	\$393.25
(\$15.73 per month to 6/1/04)	
Escrow Deficit	\$588.19
Property Inspection	\$124.00
5% Attorney's Commission	2,299.75
<b>TOTAL WRIT</b>	<b>\$53,101.91</b>

\*\*Together with any additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 3/12/2004

(SEAL)

*Terrie B. Kerie*  
PROTHONOTARY

By *Elizabeth A. Suran*  
DEPUTY

**ALL THAT CERTAIN** piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel # 05W-03-127

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

FRED B. UTT AND JANELLE L. WOLFE,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

*2004-ED-49*

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815:**

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

FRED B. UTT  
341 WESTSTERNER AVENUE  
BLOOMSBURG, PA 17815

JANELLE L. WOLFE  
22A MIDDLE AVENUE  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

5. Name and address of every other person who has any **record lien** on the property:  
**UNKNOWN**

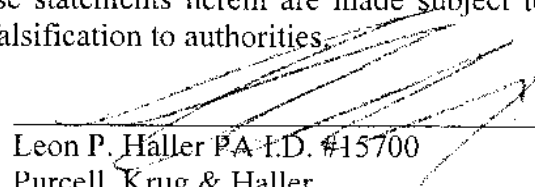
6. Name and address of every other person who has any **record interest** in the property and whose interest may be affected by the sale: **UNKNOWN**

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  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



---

Leon P. Haller PA J.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: March 11, 2004



WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

FRED B. UTT AND JANELLE L. WOLFE,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

*2004-ED-49*  
IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at **341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815:**

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

FRED B. UTT  
341 WESTSTERNER AVENUE  
BLOOMSBURG, PA 17815

JANELLE L. WOLFE  
22A MIDDLE AVENUE  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

5. Name and address of every other person who has any **record lien** on the property:  
**UNKNOWN**

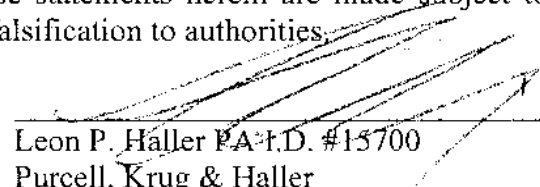
6. Name and address of every other person who has any **record interest** in the property and whose interest may be affected by the sale: **UNKNOWN**

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  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



---

Leon P. Haller PA #13700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: March 11, 2004

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

FRED B. UTT AND JANELLE L. WOLFE,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

*2004-ED-49*

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815:**

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

FRED B. UTT  
341 WESTSTERNER AVENUE  
BLOOMSBURG, PA 17815

JANELLE L. WOLFE  
22A MIDDLE AVENUE  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

5. Name and address of every other person who has any **record lien** on the property:  
**UNKNOWN**

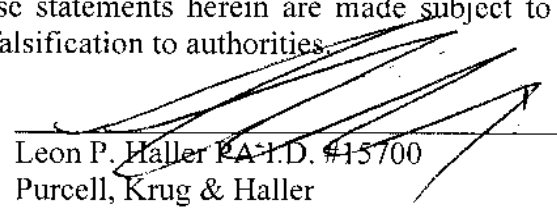
6. Name and address of every other person who has any **record interest** in the property and whose interest may be affected by the sale: **UNKNOWN**

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  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



---

Leon P. Haller PA-I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: March 11, 2004

**ALL THAT CERTAIN** piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel # 05W-03-127

**ALL THAT CERTAIN** piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel # 05W-03-127

**ALL THAT CERTAIN** piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel # 05W-03-127

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

FRED B. UTT AND JANELLE L. WOLFE,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

*2004-ED-49*  
IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**341 WEST STERNER AVENUE  
BLOOMSBURG, PENNSYLVANIA 17815**

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**No. 2003-CV-1138**

**JUDGMENT AMOUNT \$50,902.69**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**FRED B. UTT AND JANELLE L. WOLFE**



A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

**ALL THAT CERTAIN** piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line of lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania

BEING THE SAME PREMISES WHICH Alan B. Wolfe and Jane A. Wolfe, by Deed dated 9/8/99 and recorded 9/8/99 in Columbia County Deed Book Volume 737, page 549, granted and conveyed unto Janelle L. Wolfe and Fred B. Utt.

Parcel # 05W-03-127

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **FRED B. UTT AND JANELLE L. WOLFE**

Filed to No. **2003-CV-1138**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815**

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

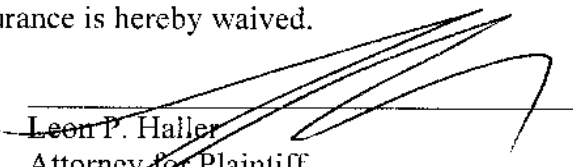
**FRED B. UTT: 341 WESTSTERNER AVENUE BLOOMSBURG, PA 17815**

**JANELLE L. WOLFE: 22A MIDDLE AVENUE BLOOMSBURG, PA 17815**

**WAIVER OF WATCHMAN AND INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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 on 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.

**NOW, March 11, 2004** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **FRED B. UTT AND JANELLE L. WOLFE**

Filed to No. **2003-CV-1138**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815**

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

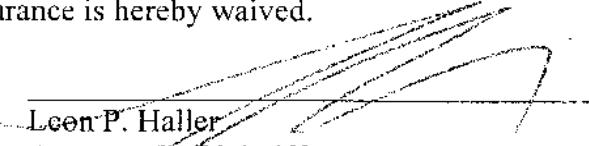
**FRED B. UTT: 341 WESTSTERNER AVENUE BLOOMSBURG, PA 17815**

**JANELLE L. WOLFE: 22A MIDDLE AVENUE BLOOMSBURG, PA 17815**

**WAIVER OF WATCHMAN AND INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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 on 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.

**NOW, March 11, 2004** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

*TO THE SHERIFF OF COLUMBIA COUNTY:*

## **ORDER FOR SERVICE**

**DATE: March 11, 2004**

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***FRED B. UTT JANELLE L. WOLFE***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2003-CV-1138**

**SERVICE TO BE MADE ON DEFENDANT: JANELLE L. WOLFE**

**ADDRESS FOR "PERSONAL SERVICE": 22A MIDDLE AVENUE BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

## ORDER FOR SERVICE

**DATE: March 11, 2004**

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***FRED B. UTT JANELLE L. WOLFE***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2003-CV-1138**

**SERVICE TO BE MADE ON DEFENDANT: FRED B. UTT**

**ADDRESS FOR "PERSONAL SERVICE": 341 WESTSTERNER AVENUE BLOOMSBURG,  
PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

90394

COMMERCE BANK  
60-184-313

**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

CHECK DATE

CHECK NO.

090394 03/11/2004

CHECK AMOUNT

\$\*\*\*\*\*1,200.00

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

VOID AFTER 90 DAYS

SHERIFF OF COLUMBIA COUNTY

PAY  
TO THE  
ORDER  
OF

⑈090394⑈ ⑆0311301848⑆ 51 320931 2⑈

Details on back



Security Features Included