

SHERIFF'S SALE COST SHEET

Wells Fargo Home Mort. vs. John Ward
 NO. 99-04 ED NO. 326-04 JD DATE/TIME OF SALE 8-25-04 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</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	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>461.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>857.48</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>1.00</u>
SCHOOL DIST. 20	\$ <u>1.00</u>
DELINQUENT 20	\$ <u>3.00</u>
TOTAL *****	\$ <u>5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>75.55</u>
WATER 20	\$ <u>0.00</u>
TOTAL *****	\$ <u>75.55</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 1611.03

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Home Mort. vs John Wardle

NO. 99-04 ED NO. 326-04 JD

DATE/TIME OF SALE: 8-25-04 1000

BID PRICE (INCLUDES COST) \$ 1611.03

POUNDAGE - 2% OF BID \$ 32.22

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1643.25

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Wardle

TOTAL DUE: \$ 1643.25

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 293.25

36044

PNC BANK, N.A.
PHILADELPHIA, PA
3-5/310

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
16 SOUTH LANSDOWNE AVENUE
LANSDOWNE, PA 19050-2102

9/2/2004

\$ **293.25

Sheriff Of Columbia County

PAY TO THE
ORDER OF

***** DOLLARS

Two Hundred Ninety-Three and 25/100*****

Sheriff Of Columbia County

Maurice Vetter

14474

MEMO

⑈036044⑈ ⑈031000053⑈ 854,2938948⑈

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

610)623-2660

(610)623-2745 Fax

September 1, 2004

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

RE: John M. Wardigo
225 Summit Avenue
Bloomsburg PA 17815
Docket # 2004-CV-326

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 8/25/2004 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc., its successors and assigns, and ask that a Deed Poll be prepared and recorded accordingly. The transfer tax affidavit is enclosed in duplicate for your convenience.

I have enclosed a check for \$293.25 to cover your costs.

The transfer is exempt from state and from local transfer taxes.

Kindly submit your final bill as soon as possible, so that settlement can be made and sale completed.

I appreciate your assistance.

Sincerely yours,

Mary Kay Bowden
Post Sale Supervisor

Enclosure



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Martha E. Von Rosenstiel	Telephone Number:	
		Area Code	(610) 623-2660
Street Address	16 South Lansdowne Avenue	City	Lansdowne
		State	PA
		Zip Code	19050

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
	Grantee(s)/Lessee(s)
	Wells Fargo Home Mortgage, Inc.
Street Address	Street Address
35 West Main Street	3476 Stateview Blvd.
City	City
Bloomensburg	Fort Mill
State	State
PA	Sc
Zip Code	Zip Code
17815	29715

C PROPERTY LOCATION

Street Address	City, Township, Borough
225 Summit Avenue	Bloomensburg
County	School District
Columbia	
	Tax Parcel Number
	05E-06-028

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$14,583.00	x 3.05	= \$44,478.15

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 641 , Page Number 441
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) transfer into a foreclosing mortgagee in connection with a judicial sale of the property in mortgage foreclosure

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

Signature of Correspondent or Responsible Party	Date
<i>Martha E. Von Rosenstiel</i>	9/1/04

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, 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 the day of August 4, 11, 18, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly, IV

Sworn and subscribed to before me this 19th day of August, 2007.

[Signature]

(Notary Public)

My Commission Expires

Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007

And now, 20th day of August, 2007, I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

301 E. 2nd. Street

Bloomsburg, PA 17815

HOURS CLOSED WEDNESDAY AT NOON
JUL & AUG 9AM-4:30PM
AFTER AUG M-W-F 9AM-1PM
PHONE 570-784-1581

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	14563	32.300	461.61	471.03	518.13
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
		PAY THIS AMOUNT	461.61 AUG 31 IF PAID ON OR BEFORE	471.03 OCT 31 IF PAID ON OR BEFORE	518.13 OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

WARDIGO JOHN M
225 SUMMIT AVENUE
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCR.	12433
PARCEL: 05E06 02800000		
MILVILLE RD	2718.00	THIS TAX RETURNED
0641-0438	11865.00	TO COURT HOUSE
0.13 ACRES		JANUARY 1, 2005

Copy 1

NAME & ADDRESS CORRECTION REQUESTED

99



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

Friday, June 25, 2004

MARY WARD - TAX COLLECTOR
TOWNHALL
BLOOMSBURG, PA 17815-

WELLS FARGO HOME MORTGAGE, INC., F/N/A NORWEST MORTGAGE,
INC.
VS
JOHN M. WARDIGO

DOCKET # 99ED2004

JD # 326JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

OSE-06-028

Aug 25, 2004

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

vs.

: No: 2004-CV-326

: *2004-ED-99*
:

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815**

Your house and/or real estate at 225 Summit Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on August 25, 2004 at 10:00 A.M. to enforce the court judgment of \$52,065.94 obtained by Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc. against you.

**NOTICE OF OWNERS 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 Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 623-2660.

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 contact 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 bid price by calling 610 623-2660.

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 the 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 610 623-2660.

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 a 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 schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. 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 Schedule of Distribution is posted.

7. You may also have other rights and defenses, or ways of getting your house 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.

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

Wells Fargo Home Mortgage, Inc., f/n/a	:	COURT OF COMMON PLEAS
Norwest Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2004-CV-326
vs.	:	
	:	
John M. Wardigo	:	
71 Coleman Development Road	:	
Bloomsburg, PA 17815	:	
Defendant	:	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. 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.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described;

THEN by the Eastern edge of right-of-way of Summit Avenue North 31 degrees, 59 minutes, 59 seconds West, 35.00 feet to a drill hole in concrete steps and also in iron pin set on line 0.34 feet from corner.

THEN by lands of Clinton A. and Arlene B. Kressler and along the edge of a Pennsylvania Power and Light Company right-of-way North 33 degrees, 31 minutes, 51 seconds East, 108.98 feet to an iron pin;

THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin;

THEN by lands of James C. and Mary F. Reifendifer South 57 degrees, 25 minutes, 00 seconds West, 100.00 feet to the place of beginning.

CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/2/2004

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 99ED2004

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

DEFENDANT JOHN M. WARDIGO

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
225 SUMMIT AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON SANDRA MORTE

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 8-13-04 TIME 1400 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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
<u>8-10-04</u>	<u>1400</u>	<u>MORTE</u>	<u>CARD</u>
<u>8-12-04</u>	<u>1300</u>	<u>MORTE</u>	<u>CARD</u>

DEPUTY

[Signature]

DATE 8-13-04

99

#14474-TM
8

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:

: No: 2004-CV-326

vs.

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on the defendants by Sheriff's Service and/or via certified mail, return receipt requested and regular first class mail (unless otherwise stated) as evidenced by the attached postal receipts; and on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing :

1. Name and address of owners(s) or reputed owner(s)

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Personal Service 7/19/04.

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

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Personal Service 7/19/04.

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

NONE

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

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 plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

✓

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

✓

United States of America
Inheritance Tax Bureau
Washington, DC 20530

✓

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

✓

Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

✓

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

✓

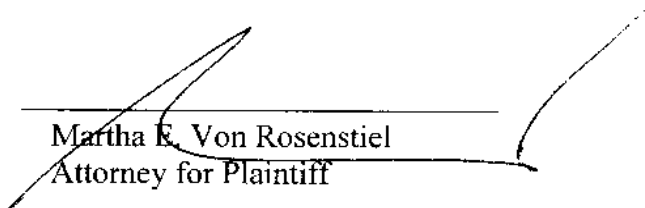
Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

✓

OCCUPANTS/TENANTS
225 Summit Avenue
Bloomsburg, PA 17815

✓

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.



Martha E. Von Rosenstiel
Attorney for Plaintiff

7002 2410 0004 4536 1395

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
 Street, Apt. or PO Box
 City, State

John M. Wardigo
225 Summit Avenue
Bloomsburg, PA 17815

PS Form 38

9901 9554 4000 0742 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
 Street, Apt. or PO Box
 City, State

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

PS Form 38

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
 PROVIDE FOR INSURANCE — POSTMASTER

Received From:

MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANSDOWNE AVE.
P. O. BOX 457
LANSDOWNE, PA 19050

One piece of ordinary mail addressed to:

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

Affix fee here in stamps
 or meter postage and
 post mark. Inquire of
 Postmaster for current
 fees.

00.900 JUL 01 04
 LANSDOWNE PA
 19050

PS Form 3817, Mar. 1989

14474-SS 8

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
 PROVIDE FOR INSURANCE — POSTMASTER

Received From:

MARTHA E. VON ROSENSTIEL, P.C.
16 S. LANSDOWNE AVE.
P. O. BOX 457
LANSDOWNE, PA 19050

One piece of ordinary mail addressed to:

John M. Wardigo
225 Summit Avenue
Bloomsburg, PA 17815

Affix fee here in stamps
 or meter postage and
 post mark. Inquire of
 Postmaster for current
 fees.

00.900 JUL 01 04
 LANSDOWNE PA
 19050

PS Form 3817, Mar. 1989

14474-SS 8

**Name
and
Address
of
Sender**

MARTHA E. VON ROSENSTIEL, P.C.
Attorney At Law
16 S. Lansdowne Ave
Lansdowne, PA 19050

☐ Registered ☐ Return
 Receipt
 for
 Merchandise
☐ Insured
☐ COD ☐ Int'l Recorded
 Del.
☐ Certified ☐ Express Mail

for
Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

certified or mailing or for additional copies of this bill.

Postmark and Date of Receipt
 FEB 27 1968
 19050

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	R. R. Fee	S. D. Fee	S. H. Fee	Rest Del. Fee	
												Remarks	
1	#14474-SF 1 of 1	PA Dept of Revenue Inheritance Tax Bureau Strawberry Square 11 th Floor Harrisburg, Pa. 17128											
2		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
3		Bureau of Compliance Clearance Support Section Attn: Sheriff sales Dept. 281230 Harrisburg, Pa. 17129											
4		USA Inheritance Tax Bureau Washington, DC 20530											
5		Columbia County Register of Wills County Courthouse Bloomsburg, PA 17815											
6		Occupants/Tenants 225 Summit Avenue Bloomsburg, PA 17815											
7		Family Court/Domestic Relations Columbia County Court House PO Box 389 Bloomsburg, PA 17815											
8		Dept of Public Welfare Box 2675 Harrisburg, PA 17105											
9													
10													
11													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations coverage on insured and COD								

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WELLS FARGO HOME MORTGAGE, INC.

VS.

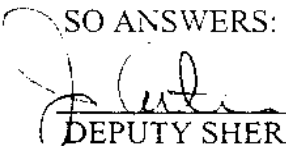
JOHN WARDIGO

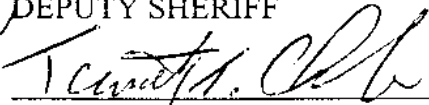
WRIT OF EXECUTION #99 OF 2004 ED

POSTING OF PROPERTY

JULY 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN WARDIGO AT 225 SUMMIT AVENUE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

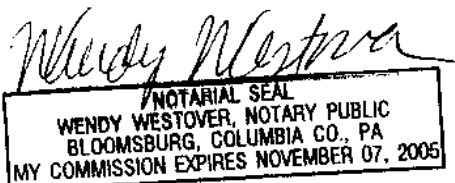
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JULY 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 789-5622

24 HOUR PHONE
(570) 784-6300

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

VS

Docket # 99ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JOHN M. WARDIGO

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 19, 2004, AT 5:55 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON JOHN WARDIGO AT 71 COLEMAN
DEVELOPMENT ROAD, BLOOMSBURG BY HANDING TO BARBARA WARDIGO, Mother, 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 TUESDAY, JULY 20, 2004


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/2/2004

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 99ED2004

PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC., F/N/A
NORWEST NORTGAGE, INC.

DEFENDANT

JOHN M. WARDIGO

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOH WARDIGO	WRIT OF EXECUTION - MORTGAGE
71 COLEMAN DEVELOPMENT ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON BARBARA WARDIGO

RELATIONSHIP MOTHER IDENTIFICATION _____

DATE 07/19/04 TIME 1755 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
<u>07/19/04</u>	<u>1340</u>	<u>DANLON</u>	<u>1/2 WISH CALLED</u>

DEPUTY

[Signature]

DATE 07/19/04

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

June 30, 2004

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Wardigo, John
Docket # 99ED2004
JD# 326JD2004

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim totaling \$ 75.55 held against this property for unpaid sewer charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112. Thank you.

Sincerely,


Amber M. Kenney
Office Administrator

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/2/2004

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 99ED2004

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

DEFENDANT JOHN M. WARDIGO

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
TOWNHALL
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ~~Dropped in mail~~ Amber KENNY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-28-4 TIME 1540 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. Ward DATE 6-28-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/2/2004

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 99ED2004

PLAINTIFF

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

DEFENDANT

JOHN M. WARDIGO

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
TOWNHALL	FORECLOSURE
BLOOMSBURG	

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-28-04 TIME 3:45 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

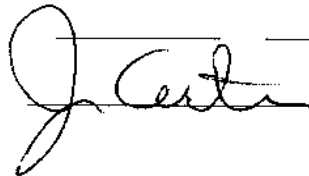
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 6-28-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/2/2004

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 99ED2004

PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC., F/N/A
NORWEST NORTGAGE, INC.

DEFENDANT

JOHN M. WARDIGO

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

SERVED UPON *John M. Wardigo* - *Carol Bros*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-28-4 TIME 0930 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. Carter

DATE 6-28-4

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY-AT-LAW
16 SOUTH LANSDOWNE AVENUE – POST OFFICE BOX 457
LANSDOWNE, PA 19050

Telephone: 610-623-2660

Facsimile: 610-623-2745

June 24, 2004

VIA Fax 570 389 5625
OFFICE OF THE SHERIFF
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc.
v. John M. Wardigo
Columbia County 2004-CV-326

Dear Sir or Madam:

Enclosed please find a copy of the 3129 per your request.. Please have a sale scheduled as soon as possible. If you have any questions please feel free to contact me.

Sincerely yours,

Trinity Miller
Paralegal, Ext. 36
Foreclosure Department

original sent via regular mail

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a	:	COURT OF COMMON PLEAS
Norwest Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2004-CV-326
vs.	:	
	:	
John M. Wardigo	:	
71 Coleman Development Road	:	
Bloomsburg, PA 17815	:	
Defendant	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 225 Summit Avenue, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

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

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

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

NONE

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

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 plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

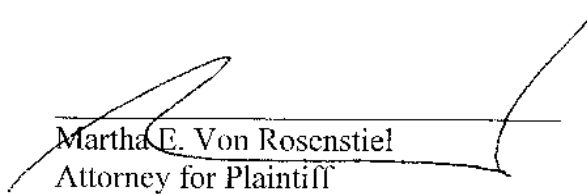
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
225 Summit Avenue
Bloomsburg, PA 17815

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.



Martha E. Von Rosenstiel
Attorney for Plaintiff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/2/2004

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 99ED2004

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

DEFENDANT JOHN M. WARDIGO

PERSON/CORP TO SERVED
REGISTER OF WILLS
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Beverly J Munari by Brenda S. Lupine, Chief Deputy
RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-25-04 TIME 1425 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. Chamberlain

DATE 6-25-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/2/2004

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 99ED2004

PLAINTIFF

WELLS FARGO HOME MORTGAGE, INC., F/N/A
NORWEST NORTGAGE, INC.

DEFENDANT

JOHN M. WARDIGO

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

SERVED UPON

Gene Neubert

RELATIONSHIP

IDENTIFICATION

DATE 6-25-04

TIME

1:30

MILEAGE

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Ant

DATE

6-25-04

REAL ESTATE OUTLINE

ED # 99-04

DATE RECEIVED 6-2-04
DOCKET AND INDEX 6-10-04
SET FILE FOLDER UP 6-10-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓ *called 6-10-04*
AFFIDAVIT OF LIENS LIST 6-10-04 ✓
CHECK FOR \$1,350.00 OR ✓ CK# 33945

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

SALE DATE Aug. 25, 04 TIME 1000
POSTING DATE July 19, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 9
2ND WEEK 11
3RD WEEK 18, 04

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 99 OF 2004 ED AND CIVIL WRIT NO. 326 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' 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 lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described; THEN by the Eastern edge of right-of-way of Summit Avenue North 31 degrees, 59 minutes, 59 seconds West, 35.00 feet to a drill hole in concrete steps and also in iron pin set on line 0.34 feet from corner; THEN by lands of Clinton A. and Arlene B. Kressler and along the edge of a Pennsylvania Power and Light Company right-of-way North 33 degrees, 31 minutes, 51 seconds East, 108.98 feet to an iron pin; THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin; THEN by lands of James C. and Mary F. Reifendifer South 57 degrees, 25 minutes, 00 seconds West, 100.00 feet to the place of beginning.

CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

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
Martha E. Von Rosenstiel
PO Box 457
Lansdowne, PA 19050

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

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 457
Lansdowne, PA 19050

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

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 10:00 AM

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 457
Lansdowne, PA 19050

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

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

Wells Fargo Home Mortgage,
Inc., f/n/a Norwest Mortgage,
Inc.

vs.

John M. Wardigo

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-326 Term, 20 ____ E.D.

No. 2004-ED-99 Term, 20- ____ A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____:

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 describe property below):

PREMISES: 225 Summit Avenue
Bloomsburg, PA 17815

Amount Due	\$ <u>52,065.94</u>
Interest from <u>5/27/2004</u>	
to Sale Date @ \$11.71 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated June 2, 2004
(SEAL)

Lami B. Kani
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: _____
Deputy

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described;

THEN by the Eastern edge of right-of-way of Summit Avenue North 31 degrees, 59 minutes, 59 seconds West, 35.00 feet to a drill hole in concrete steps and also in iron pin set on line 0.34 feet from corner.

THEN by lands of Clinton A. and Arlene B. Kressler and along the edge of a Pennsylvania Power and Light Company right-of-way North 33 degrees, 31 minutes, 51 seconds East, 108.98 feet to an iron pin;

THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin;

THEN by lands of James C. and Mary F. Reifendifer South 57 degrees, 25 minutes, 00 seconds West, 100.00 feet to the place of beginning.

CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY-AT-LAW
16 SOUTH LANSLOWNE AVENUE - POST OFFICE BOX 457
LANSLOWNE, PA 19050

Telephone: 610-623-2660

Facsimile: 610-623-2745

June 24, 2004

OFFICE OF THE SHERIFF
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc.
v. John M. Wardigo
Columbia County 2004-CV-326

Dear Sir or Madam:

Enclosed please find a copy of the 3129 per your request. Please have a sale scheduled as soon as possible. If you have any questions please feel free to contact me.

Sincerely yours,

Trinity Miller
Paralegal, Ext. 36
Foreclosure Department

original sent via regular mail

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

No: 2004-CV-326

vs.

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 225 Summit Avenue, Bloomsburg, PA 17815:

1. Name and address of owners(s) or reputed owner(s)

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

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

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

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

NONE

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

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 plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
225 Summit Avenue
Bloomsburg, PA 17815

	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:	INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106
Article Number	7003 0
Transfer from service label)	
Form 3811, August 2001	Domestic Return

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <div style="font-family: cursive; font-size: 1.2em;">x Samuel J. Venturi</div> <div style="text-align: right; font-size: 0.8em;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee </div> </p> <p>B. Received by (Printed Name) _____ C. Date of Delivery JUN 25 2004</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; padding-left: 20px;">PA Dept. of Revenue, Inheritance Tax Bureau Strawberry Square, 11th Flr. Harrisburg, PA 17128</p>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div>
<p>2. Article Number</p> <p style="font-size: 0.9em;">(Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="font-size: 1.5em; font-family: monospace;">7003 0500 0001 9055 8429</div>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7003 0500 0001 9055 8375

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

J. McGee

C. Date of Delivery

D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number
(Transfer from service label)

7003 0500 0001 9055 8382

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

JUN 28 2004

D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7003 0500 0001 9055 8405

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

JUN 28 2004

D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☐ No

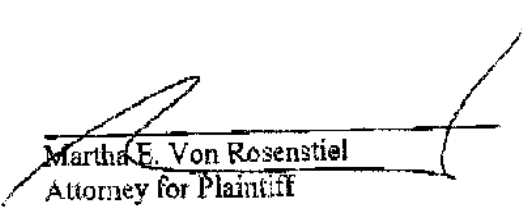
3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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.



Martha E. Von Rosenstiel
Attorney for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

PHONE (610) 623-2660

FAX (610) 623-2745

May 26, 2004

Columbia County Sheriff's Office
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: John M. Wardigo
225 Summit Avenue
Bloomsburg, PA 17815
Our File# 14474
CCP 2004-CV-326

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. Please advise me when the Sheriff's Sale has been scheduled.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR
serve any adult in charge of premises and note name and relationship to
defendant(s) on service return. Special service will be noted.

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

AND

John M. Wardigo
225 Summit Avenue
Bloomsburg, PA 17815

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

Sue Fruit
Sue Fruit

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

: No: 2004-CV-326

vs.

: *2004-ED-99*
:

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

CERTIFICATION

I hereby certify that I am the attorney of record for the plaintiff in this action against real property, and further certify that this property is:

- () FHA – Tenant Occupied or Vacant
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the plaintiff has complied in all respects with
Section 403 of the Mortgage Assistance Act including but not limited to:
 - (a) Service of the Notice on the defendants
 - (b) Expiration of the 30 days since Service of the notice.
 - (c) Defendants failure to request or appear at meeting
with mortgagee or Consumer Credit Agency.
 - (d) Defendants failure to file application with the
Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.


Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:

: No: 2004-CV-326

vs.

: *2004-ED-99*
:

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

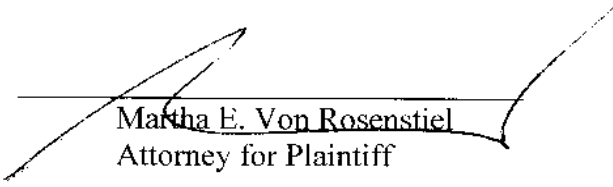
AFFIDAVIT OF LAST KNOWN ADDRESS

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the addresses of the parties are as follows:

1. Name and address of owners(s) or reputed owner(s) and/or defendant(s) in the judgment:

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815

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.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:

vs.

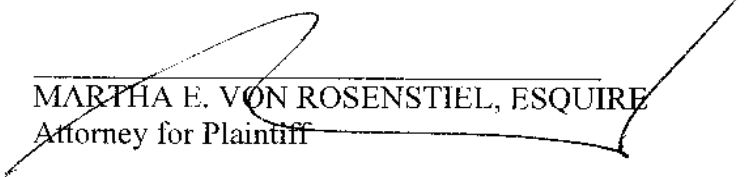
: No: 2004-CV-326
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2004 ED-99

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is round in possession, after notifying such person of such levy or attachment without liability on the party of such deputy or the Sheriff or any Plaintiff here for any loss, destructions or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


MARTHA E. VON ROSENSTIEL, ESQUIRE
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described;

THEN by the Eastern edge of right-of-way of Summit Avenue North 31 degrees, 59 minutes, 59 seconds West, 35.00 feet to a drill hole in concrete steps and also in iron pin set on line 0.34 feet from corner.

THEN by lands of Clinton A. and Arlene B. Kressler and along the edge of a Pennsylvania Power and Light Company right-of-way North 33 degrees, 31 minutes, 51 seconds East, 108.98 feet to an iron pin;

THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin;

THEN by lands of James C. and Mary F. Reifendifer South 57 degrees, 25 minutes, 00 seconds West, 100.00 feet to the place of beginning.

CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described;

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THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin;

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CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

Martha E. Von Rosenstie.
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-326

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania at an iron pin on the Eastern edge of right-of-way of Summit Avenue

TAX PARCEL# 05E-06-028

PROPERTY: 225 Summit Avenue, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: John M. Wardigo

Martha E. Von Rosenstie....
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-326

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania at an iron pin on the Eastern edge of right-of-way of Summit Avenue

TAX PARCEL# 05E-06-028

PROPERTY: 225 Summit Avenue, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: John M. Wardigo

Martha E. Von Rosenstiel -
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-326

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania at an iron pin on the Eastern edge of right-of-way of Summit Avenue

TAX PARCEL# 05E-06-028

PROPERTY: 225 Summit Avenue, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: John M. Wardigo

Martha E. Von Rosenstie. .
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-326

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TAX PARCEL# 05E-06-028

PROPERTY: 225 Summit Avenue, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: John M. Wardigo

Martha E. Von Rosenstie. .
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-326

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania at an iron pin on the Eastern edge of right-of-way of Summit Avenue

TAX PARCEL# 05E-06-028

PROPERTY: 225 Summit Avenue, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: John M. Wardigo

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Home Mortgage, Inc., f/n/a
Norwest Mortgage, Inc.
3476 Stateview Boulevard
Fort Mill SC 29715
Plaintiff

vs.

John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No: 2004-CV-326

2004-ED-99

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: John M. Wardigo
71 Coleman Development Road
Bloomsburg, PA 17815**

Your house and/or real estate at 225 Summit Avenue, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at 10:00 A.M. to enforce the court judgment of \$52,065.94 obtained by Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc. against you.

**NOTICE OF OWNERS 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 Wells Fargo Home Mortgage, Inc., f/n/a Norwest Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 623-2660.

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 contact 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 bid price by calling 610 623-2660.
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 the 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 610 623-2660.
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 a 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 schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. 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 Schedule of Distribution is posted.
7. You may also have other rights and defenses, or ways of getting your house 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.

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
:
:
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: No: 2004-CV-326

: No: 2004-CV-326

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LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, situate and being in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNNING at an iron pin on the Eastern edge of right-of-way of Summit Avenue, said iron pin also being the Northwest corner of lands of James C. and Mary F. Reifendifer and the Southwest corner of lands herein described;

THEN by the Eastern edge of right-of-way of Summit Avenue North 31 degrees, 59 minutes, 59 seconds West, 35.00 feet to a drill hole in concrete steps and also in iron pin set on line 0.34 feet from corner.

THEN by lands of Clinton A. and Arlene B. Kressler and along the edge of a Pennsylvania Power and Light Company right-of-way North 33 degrees, 31 minutes, 51 seconds East, 108.98 feet to an iron pin;

THEN by the same lands of said Kressler South 32 degrees, 35 minutes, 00 seconds East 79.13 feet to an iron pin;

THEN by lands of James C. and Mary F. Reifendifer South 57 degrees, 25 minutes, 00 seconds West, 100.00 feet to the place of beginning.

CONTAINING 0.131 acres of land in accordance with draft of survey made and performed by Matthew W. Laidacker of Orangeville Surveyor Consultants dated February 9, 1995.

TAX PARCEL # 05E-06-028

33945

PNC BANK, NATIONAL ASSOCIATION
PHILADELPHIA, PA
3-5/310

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
16 SOUTH LANSDOWNE AVENUE
LANSDOWNE, PA 19050-2102

5/18/2004

\$ **1,350.00

Sheriff Of Columbia County

PAY TO THE
ORDER OF

One Thousand Three Hundred Fifty and 00/100*****DOLLARS

Sheriff Of Columbia County

Maureen Ketter

14474

MEMO

⑈033945⑈ ⑆031000053⑆ 8542938948⑈