

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. 12/15/0
 NO. 101-05 ED NO. 706-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>337.50</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
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>135.00</u>
MISC. <u>Rundage \$85110.53 x .02</u>	\$ <u>1702.21</u>
TOTAL ***** \$ <u>1702.21</u>	

TOTAL COSTS (OPENING BID) \$ 2324.71
 1356.00

Due \$ 974.71

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA PA 19148

3-180/350

CHECK NO
462315

JUNO 11/04/2005

DATE	AMOUNT
11/04/2005	*****974.71

Void after 180 days

Pay NINE HUNDRED SEVENTY FOUR AND 71/100 DOLLARS

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

Travis S. Hallinan

11/04/2005
11/04/2005
11/04/2005

462315 036001808136 150866 81

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Katherine Trautz

From: Sheriff Timothy T. Chamberlain

Fax:

Date: ~~October 13, 2005~~

Dec 6, 2005

Phone:

Pages: 2

Re: Peluso Foreclosure

CC:

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

•Comments: I received your fax staying this sale. Attached is cost sheet showing a balance due of \$974.71.

Law Offices
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

October 12, 2005

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

**RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.
vs.
PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER
COLUMBIA- No. 2005-CV-706
Premises: 568 WEST 3RD STREET
BLOOMSBURG, PA 17815**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 11/9/05

The sum of \$85,110.53 was received in consideration for the stay.

Very truly yours,

Katherine Trautz

/kjm

VIA TELECOPY 570-389-5623

**Cc: PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER
568 WEST 3RD STREET
BLOOMSBURG, PA 17815**

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK, N.A.

VS.

PASQUALE PELUSO & DEANNA SNYDER

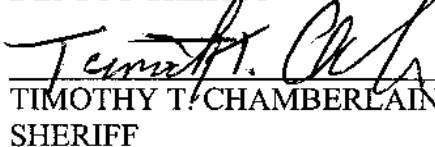
WRIT OF EXECUTION #101 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PASQUALE PELUSO & DEANNA SNYDER AT 568 WEST 3RD ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF WILLIAM BEITZ.

SO ANSWERS:

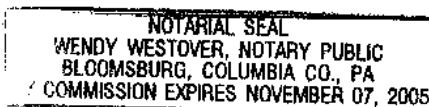

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 2005





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) 784-6308

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.
VS

Docket # 101ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

PASQUALE PELUSO, JR. A/K/A PASQUALE
A. PELUSO, JR.
DEANNA K. SNYDER

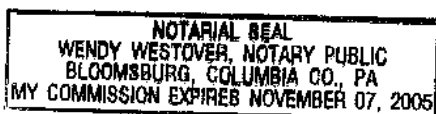
AFFIDAVIT OF SERVICE

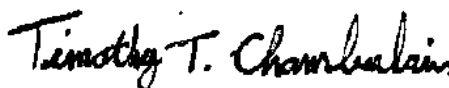
NOW, THIS MONDAY, AUGUST 08, 2005, AT 2:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON PASQUALE PELUSO, JR. AT 568
WEST 3RD ST., BLOOMSBURG BY HANDING TO MATTHEW BROOKS, AIC, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, AUGUST 09, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

VS

Docket # 101ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

PASQUALE PELUSO, JR. A/K/A PASQUALE
A. PELUSO, JR.
DEANNA K. SNYDER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 08, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DEANNA SNYDER AT 576 WEST
3RD ST., BLOOMSBURG BY HANDING TO DEANNA SNYDER, , 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, AUGUST 09, 2005

NOTARY PUBLIC

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

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. ARTER
DEPUTY SHERIFF

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

Robert Linn
George Hemingway
Michael Upton
Thomas Evans
George Turner

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

August 30, 2005

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

RE: Pasquale A. Peluso & Deanna Snyder
568 W. 3rd Street
DOCKET # 101ED2005 JD # 706JD2005

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 it holds against this property for unpaid sewer charges totaling \$ 31.21.

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.

Sincerely,


Amber Kenney
Office Manager

101

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Pasquale Refuso Jr.</u>	<u>12-4-66</u>	<u>189-62-1336</u>

DATE: 8/17/05REQUESTOR: Sheriff
Print NameJD 706 JD 2005
Signature
(update)

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$562.49</u>	<u> </u>	<u> </u>

Date: 8-17-05BY: [Signature]
TITLE: Cust Svs

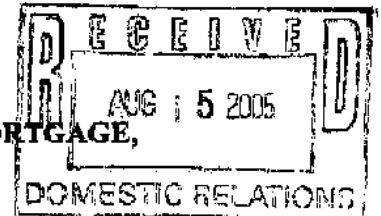
Update on Arrears
Balance due.

On 8/16/05 2nd case closed.
having this opened (938107206).
please update your

Information
Thank you
Bishe.

DATE:

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



vs.

PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER

PROPERTY: 568 WEST 3RD STREET
BLOOMSBURG, PA 17815

Improvements: Residential dwelling

Judgment Amount: \$75,922.82

COLUMBIA COUNTY

NO. 2005-CV-706

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on 11/9/05, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 9:30am.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2005

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
PASQUALE PELUSO, JR.	WRIT OF EXECUTION - MORTGAGE
568 WEST 3RD ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON ~~1010000~~ ~~1010000~~ ~~1010000~~ MATHEW BROSICKS

RELATIONSHIP ALC IDENTIFICATION _____

DATE 8-8-5 TIME 1440 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

8-5-5 1620 ARTER CARD

DEPUTY

[Signature] DATE 8-8-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2005

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

DEANNA K. SNYDER

ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
DEANNA SNYDER
576 WEST 3RD ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEANNA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-8-5 TIME 1445 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

8-5-5 1610 ARTUR CARP

DEPUTY

J. Carter

DATE 8-8-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2005

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
REMIT CORPORATION	WRIT OF EXECUTION - MORTGAGE
36 WEST MAIN ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Tracy Kistbaugh

RELATIONSHIP Legal Corp. IDENTIFICATION _____

DATE 8-8-5 TIME 0845 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 8-8-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2005

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Alker Kenney

RELATIONSHIP Municipal Off Manager IDENTIFICATION _____

DATE 8-8-5 TIME 1:55 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

8-5-5 1:55 ARTER _____

DEPUTY

J. Art

DATE 8-8-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2005

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
301 E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON MARY WARD

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 8-8-5 TIME 15:10 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

8-5-5 15:50 ARTER _____

DEPUTY

J. Cule

DATE 8-8-5

Timothy J. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2005

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DOB Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-5-5 TIME 1545 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

8-5-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2005

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 101ED2005

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

DEFENDANT PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO,
JR.

ATTORNEY FIRM DEANNA K. SNYDER
FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Lester Peluso

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-5-5 TIME 1000 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

Lester Peluso DATE 8-5-5



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

Friday, August 05, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

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

VS

PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER

DOCKET # 101ED2005

JD # 706JD2005

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

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Pasquale Peluso Jr

12-4-66

189-62-1336

DATE: 8/5/05

REQUESTOR: Shenff

Print Name

JD 706 JD 2005

Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

(2 CASES)

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$ 626.65

Date: 8/5/05

BY: John J. Van

TITLE: Cust. Srs.

Aug 5 2005

Director Domestic Relations Section

BY: [Signature]

REAL ESTATE OUTLINE

ED # 101-05

DATE RECEIVED 8-3-05
DOCKET AND INDEX 8-5-05
SET FILE FOLDER UP 8-5-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 442587

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

SALE DATE Nov, 9, 05 TIME 0900
POSTING DATE Oct. 5, 2005
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 19
2ND WEEK 26
3RD WEEK Nov. 2, 05

SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 101 OF 2005 ED AND CIVIL WRIT NO. 706 OF 2005 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 lot or piece of land situate in the town of Bloomsburg, county of Columbia, state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point on the southerly side of west Third Street, and in line of lands formerly of Frand and Bertha Rehm (576 West Third Street); thence along the southerly side of Third Street, North 64 degrees 46 minutes East, 52.8 feet to a point in line of lands formerly of Melvin Hendricks, thence along said lands South 25 degrees 14 minutes East 206 feet to Anthony Avenue, thence along Anthony Avenue South 64 degrees 46 minutes West, 52.8 feet to point in line of lands formerly of Frank and Bertha Rehm, thence along said land North 25 degrees 14 minutes West 206 feet to a point, the place of beginning; Upon which is erected a two-story dwelling and cement block garage. (The proceeding description was taken from a draft of lots prepared by H.G. Shulde, R.E. January 12, 1955

BEING the same premises formerly owned by Harry and Laura Hendershott, conveyed by Arthur N. Hendershott, Ruth O. Hendershott, Edgar Booth and Flora Booth, all of Lycoming County, to William E. McHenry and Betty J. McHenry by deed dated June 14, 1955, and recorded in the Columbia County Records Office, Deed Book 174, Page 450. The said William E. McHenry died April 3, 1992, whereupon title to said premises vested in his surviving spouse, Betty J. McHenry. The last will and testament of Betty J. McHenry, who died January 7, 1997, designated the aforementioned grantors (Gemma; Marlene; Ronald) as beneficiaries of the premises as 568 west Third Street, described and conveyed herein. Being Parcel #05W-07-147.

TITLE TO SAID PREMISES IS VESTED IN Pasquale A. Peluso, Jr. and Deanna K. Snyder, as tenants in common, by Deed from Gemma C. Patten, Marlene D. Hall, and Ronald W. McHenry, Executors of the Estate of Betty J. McHenry, dated 3-14-97, recorded 3-20-97, in Deed Book 650, page 418.

BEING PREMISES: 568 WEST 3RD STREET, BLOOMSBURG, PA 17815

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.

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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4116 2807</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PA PO Box 2675 Harrisburg, PA 17105</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4116 2838</p>	<p>102595-02-M-1540</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>102595-02-M-1540</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>102595-02-M-1540</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4116 2821</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

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

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

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Daniel G. Schmieg
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Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacountv.com

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

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

Plaintiff

vs.

**PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-706**

**:
: 2005-ED-101
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property (specifically described property below):

Premises: 568 WEST 3RD STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$75,922.82

Interest from 7/29/05 \$ _____
to sale date
(per diem-\$12.48)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 8/3/05
(Seal)

DESCRIPTION

ALL that certain lot or peice of land situate in the town of Bloomsburg, county of Columbia, state of Pennsylvania, bounded and descuibed as follows, to wit:

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Being Parcel # 05W-07-147-00-000

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BLOOMSBURG, PA 17815

Phelan Hallinan & Schmieg, P.L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION

: NO. 2005-CV-706

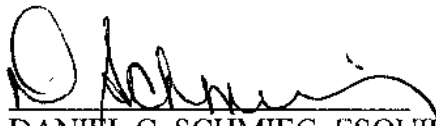
: 2005-ED-101
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Phelan Hallinan & Schmieg, P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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Defendant(s)

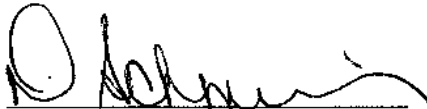
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Plaintiff

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DEANNA K. SNYDER

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-706

: 2005-ED-101

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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

Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **568 WEST 3RD STREET, BLOOMSBURG, PA 17815.**

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

NAME

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

PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.

568 WEST 3RD STREET
BLOOMSBURG, PA 17815

DEANNA K. SNYDER

576 WEST 3RD STREET
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 7/28/05

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

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ATTORNEY FOR PLAINTIFF

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TO WELLS FARGO HOME
MORTGAGE, INC.**

Plaintiff

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DEANNA K. SNYDER**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-706
:
:
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**568 WEST 3RD STREET
BLOOMSBURG, PA 17815**

DEANNA K. SNYDER

**576 WEST 3RD STREET
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

REMIT CORPORATION

36 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

RONALD MCHENRY AND FE
T. MCHENRY

5117 FALLSMEAD DOWNS
VIRGINIA BEACH, VA 23464

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

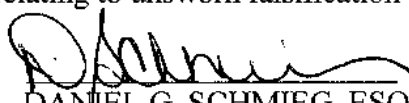
TENANT/OCCUPANT

568 WEST 3RD STREET
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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


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Attorney for Plaintiff

DATE: **7/28/05**

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:
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:
: NO. 2005-CV-706

: 2005-ED-101

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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

Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **568 WEST 3RD STREET, BLOOMSBURG, PA 17815.**

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

NAME

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

PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.

568 WEST 3RD STREET
BLOOMSBURG, PA 17815

DEANNA K. SNYDER

576 WEST 3RD STREET
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **7/28/05**

Phelan Hallinan & Schmieg, P.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

**PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER**

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-706
:
:
:**

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**568 WEST 3RD STREET
BLOOMSBURG, PA 17815**

DEANNA K. SNYDER

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BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

REMIT CORPORATION

36 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

RONALD MCHENRY AND FE
T. MCHENRY

5117 FALLSMEAD DOWNS
VIRGINIA BEACH, VA 23464

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

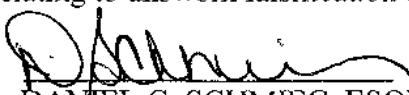
TENANT/OCCUPANT

568 WEST 3RD STREET
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **7/28/05**

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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(215) 563-7000

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WELLS FARGO HOME MORTGAGE, INC.

Plaintiff

vs.

PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
DEANNA K. SNYDER

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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2005-ED-101

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

7/28/05

TO: PASQUALE PELUSO, JR.
A/K/A PASQUALE A. PELUSO, JR.
568 WEST 3RD STREET
BLOOMSBURG, PA 17815

DEANNA K. SNYDER
576 WEST 3RD STREET
BLOOMSBURG, PA 17815

Your house (real estate) at **568 WEST 3RD STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815**, to enforce the court judgment of **\$75,922.82** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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(The proceeding description was taken from a draft of lots prepared by H.G. Shulde, R.E. January 12, 1955)

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Being Parcel # 05W-07-147-00-000

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TITLE TO SAID PREMISES IS VESTED IN Pasquale A. Peluso, Jr. and Deanna K. Snyder, as tenants in common, by Deed from Gemma C. Patten, Marlene D. Hall, and Ronald W. McHenry, Excecutors of the Estate of Betty J. McHenry, dated 3-14-97, recorded 3-20-97, in Deed Book 650, page 418.

BEING PREMISES: 568 WEST 3RD STREET
BLOOMSBURG, PA 17815

DESCRIPTION

ALL that certain lot or peice of land situate in the town of Bloomsburg, county of Columbia, state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point on the southerly side of west Third Street, and in line of lands formerly of Frand and Bertha Rehm (576 west Third Street); thence along the southerly side of Third Street, North 64 degrees 46 minutes East, 52.8 feet to a point in line of lands formerly of Melvin Hendricks, thence along said lands South 25 degrees 14 minutes East 206 feet to Anthony Avenue, thence along Anthony Avenue South 64 degrees 46 minutes West, 52.8 feet to point in line of lands formerly of Frank and Bertha Rehm, thence along said land North 25 degrees 14 minutes West 206 feet to a point, the place of the beginning: Upon which is erected a two-story dwelling and cement block garage.

(The proceeding description was taken from a draft of lots prepared by H.G. Shuldc, R.E. January 12, 1955)

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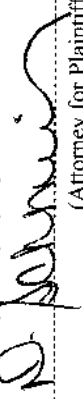
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Being Parcel # 05W-07-147-00-000

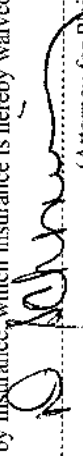
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BEING PREMISES: 568 WEST 3RD STREET
BLOOMSBURG, PA 17815

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability 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.

 (SEAL)
(Attorney for Plaintiff(s))

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

 (SEAL)
(Sheriff)

_____, 20____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

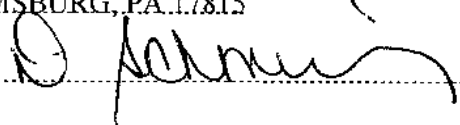
Sir: — There will be placed in

your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. vs PASQUALE PELUSO, JR. A/K/A PASQUALE A. PELUSO, JR. and DEANNA K. SNYDER

The defendant will be found at .568 WEST 3RD STREET, BLOOMSBURG, PA. 17815 .576 WEST 3RD STREET BLOOMSBURG, PA. 17815

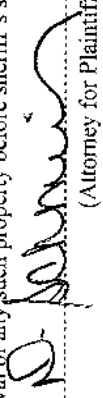
 Attorney for Plaintiff

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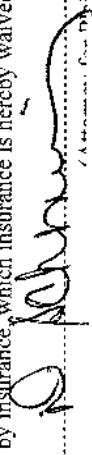
Please do not furnish us with the old deed or mortgage.

See attached legal description _____

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 (SEAL)
(Attorney for Plaintiff(s))

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 (SEAL)
/ s/ Sheriff

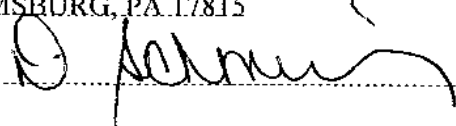
HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

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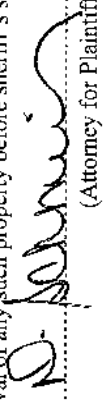
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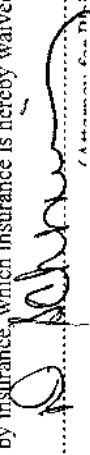
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HARRY A. ROADARMEL

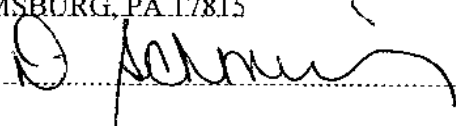
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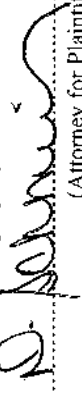
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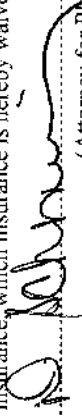
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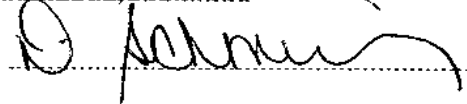
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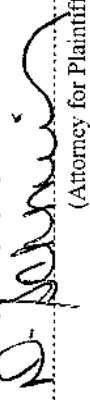
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HARRY A. ROADARMEL

COLUMBIA County, Pa.

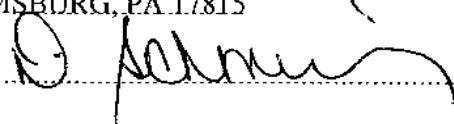
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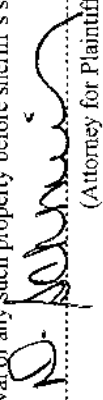
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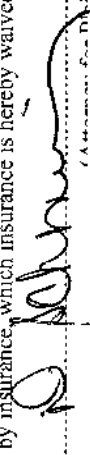
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COLUMBIA County, Pa.

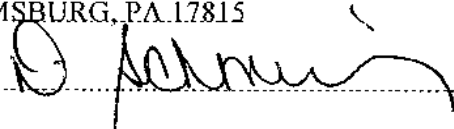
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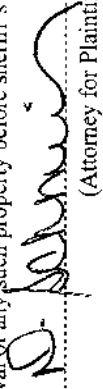
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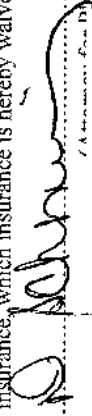
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.....(SEAL)
(A Notary Public for the State of Pennsylvania)

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

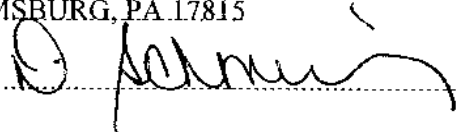
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See attached legal description.....
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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360
CHECK NO
442587

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
07/28/2005	*****1,350.00

Valid after 90 days

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

Thomas S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE AND IMAGE DISAPPEARS WITH HEAT.
442587 0036001808136 150886 E