

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Ross Canfield
 NO. 123-05 ED NO. 140-05 JD DATE/TIME OF SALE 2-15-06 10:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</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>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>392.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>997.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1222.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>43.50</u>
TOTAL ***** \$ <u>53.50</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1793.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Ross Canfield

NO. 123-05 ED NO. 140-05 JD

DATE/TIME OF SALE: 2-15-06 1030

BID PRICE (INCLUDES COST) \$ 6,000.00

POUNDAGE - 2% OF BID \$ 120.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3263.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Stanny L. Mull

TOTAL DUE: \$ 3263.00

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1913.00

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

3-180/360

CHECK NO
492568

JMD 13/08/2006

DATE	AMOUNT
03/28/2006	*****1,913.00

Pay ONE THOUSAND NINE HUNDRED THIRTEEN AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈492568⑈ ⑈036001808⑈36 150866 6⑈

Security Features Instructed.

Details on back.

PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656

Nicole Kuchman
Legal Assistant, ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

April 27, 2006

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

Re: CANFIELD, ROSS
6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815
No. 2005 CV 140

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to EMC MORTGAGE CORPORATION, 909 HIDDEN RIDE ROAD, SUITE 200, IRVING, TX, 75038.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nicole Kuchman

Enclosure

cc: EMC MORTGAGE CORPORATION Account No. 0003147972

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 Recorders 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: Daniel G. Schmieg, Esquire Suite 1400 Telephone Number: Area Code (215) 563-7000

Street Address: One Penn Center at Suburban Station, 1617 JFK Blvd. City: Philadelphia State: PA Zip Code: 19103

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse Grantee(s)/Lessee(s): EMC MORTGAGE CORPORATION

Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815 Street Address: 909 HIDDEN RIDE ROAD, SUITE 200 City: IRVING State: TX Zip Code: 75038

C PROPERTY LOCATION

Street Address: 6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815 City, Township, Borough: SOUTH CENTER TOWNSHIP

County: Columbia School District: SOUTH CENTER TOWNSHIP Tax Parcel Number: 12-05A-035

D VALUATION DATA

1. Actual Cash Consideration \$61,000.00	2. Other Consideration + -0-	3. Total Consideration = \$61,000.00
4. County Assessed Value \$29,298.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$95,511.48

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage INSTRUMENT 200603899
- ☐ 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.)
- ☐ 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.)

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

Daniel G. Schmieg, ESQUIRE

Date:

4/27/06

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

102595-02-M-

102595-02-M-

Fax

To: Atty. Daniel G. Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 31, 2006

Phone:

Pages: 5

Re: Foreclosures

CC:

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

•Comments: I have a few files that are open and costs and/or deed instructions are needed.

1 Wells Fargo vs. Canfield costs needed of **\$1,913.00**

deed instructions

2. MERS vs. Bitler costs needed **\$1,034.40**

deed instructions

3. PHH Mortgage vs. Rozaieski costs needed **\$320.63**

4. MERS vs. Smith costs needed **\$879.09**

copy

RECORD OWNER AND LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2006-02

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 02

Subject to the encumbrance and claims as follows:

TAXES: Account No. 12-05A-035

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Ross Canfield to Wells Fargo Bank

Dated May 14, 2004

Recorded in Columbia County as Instrument No. 200405299

Wells Fargo Bank, N.A. vs. Ross David Canfield

Complaint in Mortgage Foreclosure filed on February 3, 2005 to #140-MF- 2005.

Defendant served by Sheriff on February 4, 2005

Judgment in Mortgage Foreclosure filed March 28, 2005

Writ of Execution # 123 ED - 2005 filed October 11, 2005

served by Sheriff on October 12, 2005

Judgment Valley National Bank vs. Ross David Canfield

498 JU 2005 filed 4-19-05

NOT SERVED WITH NOTICE OF SHERIFF SALE

Lien not divested

Bankruptcies: Discharged

Exceptions: NONE

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005 -02

Effective Date: February 15, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description – See attached Exhibit A

Record Owner: Ross Canfield

Title to the said premises is vested in Ross Canfield

All those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning.

BEING Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohey and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R.E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, piece or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point 130 feet from the easterly edge of Scenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 foot to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point the place of beginning. IT BEING the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohey dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantors in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privileges of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035

PREMISES BEING: 6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 25; February 1, 8, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

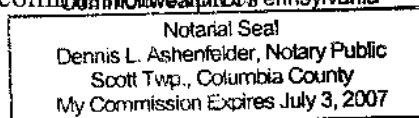


Sworn and subscribed to before me this 9th day of February, 2006.



(Notary Public)

My commission expires July 3, 2007 Pennsylvania



And now, 20, 2006, 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.

173

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 20, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A.
V. ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CARFIELD A/K/A ROSS D. CANFIELD
COLUMBIA COUNTY, NO. 2005-CV-140

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

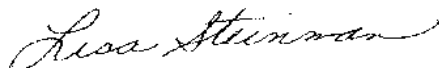
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

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

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/15/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLS FARGO BANK, N.A.

) CIVIL ACTION

vs.

ROSS CANFIELD A/K/A
ROSS DAVID CANFIELD A/K/A
ROSS D. CARFIELD A/K/A
ROSS D. CANFIELD

) CIVIL DIVISION
) NO. 2005-CV-140

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A.**
hereby verify that true and correct copies of the Notice of Sheriff's sale were served by
certificate of mailing to the recorded lienholders, and any known interested party see
Exhibit "A" attached hereto.

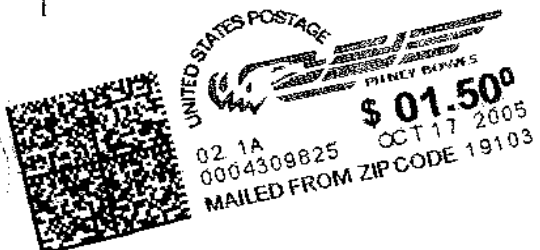
DATE: January 20, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHILAN HALLINAN & SCHMIEG, LLP
 One Penn Center at Suburban Station Suite 1400
 Philadelphia, PA 19103-1814 **TEAM 3/**

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 6900 HILLSIDE DRIVE BLOOMSBURG, PA 17815	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		TRI COUNTY HARDWARE, INC. C/O ROBERT BULL, ESQUIRE 106 MARKET STREET BERWICK, PA 18603	
5		FRANK J. CABRAL & DEBRA M. CABAL 1305 ORANGE STREET BERWICK, PA 18603	
6			
7			
8			
9			
Total Number of Pieces Listed By Sender		RE: ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A ROSS D. CANFIELD TEAM 3	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name Of Receiving Employee)	

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.S913 and S921 for limitations of coverage.



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 20, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A.
V. ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CARFIELD A/K/A ROSS D. CANFIELD

COLUMBIA COUNTY, NO. 2005-CV-140
PREMISES: 6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Lisa Steinman for
Phelan Hallinan & Schmieg, LLPG

*****PROPERTY IS LISTED FOR THE 2/15/06 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE
Plaintiff: WELLS FARGO BANK, N.A.

NMK
COLUMBIA County
No 2005-CV-140

Defendant(s): ROSS CANFIELD A/K/A ROSS DAVID CANFIELD
A/K/A ROSS D. CARFIELD A/K/A ROSS D. CANFIELD

Our File #109122
Type of Action
- Notice of Sheriff's Sale

Address: 6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815

Sale Date: 2/15/06

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

Ross Canfield A/K/A
Ross David Canfield A/K/A SERVED
Ross D. Canfield A/K/A

Served and made known to Ross D. Canfield, Defendant, on the 20th day of October, 2005, at 1:25 o'clock P.m., at 6900 Hillside Drive, Commonwealth of Pennsylvania, in the manner described below:
Bloomsburg, PA 17815

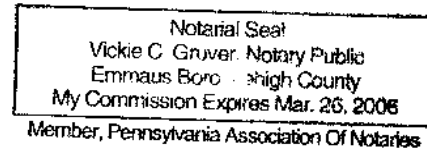
☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 45⁺ Height 5'8" Weight 220⁺ Race W Sex M Other _____

I, Constable Dennis C. Huber, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 21 day
of October, 2005
Notary: Vickie C. Gruver

By: P. H. W.
NOT SERVED



On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary: _____ By: _____

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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.

ROSS CANFIELD

WRIT OF EXECUTION #123 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROSS CANFIELD AT 6900 HILLSIDE DRIVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

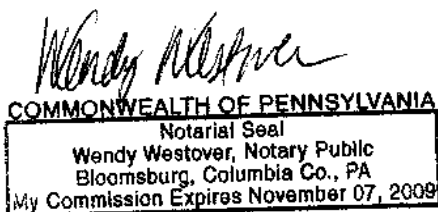
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JANUARY 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) 784-6300

WELLS FARGO BANK, N.A.

Docket # 123ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CANFIELD A/K/A
ROSS D. CANFIELD

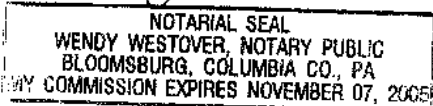
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, OCTOBER 12, 2005, AT 10:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROSS CANFIELD AT 6900
HILLSIDE DRIVE, BLOOMSBURG BY HANDING TO ROSS CANFIELD, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, OCTOBER 12, 2005

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X
C. CARROLL
DEPUTY SHERIFF

United States Bankruptcy Court

Middle District of Pennsylvania

Case No. 5:05-bk-53165-LIT

Chapter 7

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Ross D Canfield
6900 Hillside Drive
Bloomsburg, PA 17815

Last 4 digits of Social Security No(s).:

xxx-xx-2164

Employer's Tax I.D. No.:

DISCHARGE OF DEBTOR

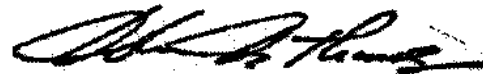
It appearing that the debtor is entitled to a discharge,

IT IS ORDERED:

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: 10/27/05



United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

Mag. Dist. No.: **26-3-02**
MDJ Name: Hon. **RICHARD P. CASHMAN**
Address: **339 W FRONT ST
BERWICK, PA**
Telephone: **(570) 759-0359** **18603-0000**

ATTORNEY FOR PLAINTIFF :

ROBERT A. BULL
106 MARKET ST
BERWICK, PA 18603

**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

PLAINTIFF: **CABRAL, FRANK & DEBRA**
1305 ORANGE ST
BERWICK, PA 18603

DEFENDANT: **CANFIELD, ROSS**
6900 HILLSIDE DR
BLOOMSBURG, PA 17815

Docket No.: **CV-0000584-04**
Date Filed: **12/22/04**



THIS IS TO NOTIFY YOU THAT:

Judgment: FOR PLAINTIFF

☒ Judgment was entered for: (Name) CABRAL, FRANK & DEBRA

☒ Judgment was entered against: (Name) CANFIELD, ROSS

in the amount of \$ 6,116.50 on: (Date of Judgment) 2/07/05

☐ Defendants are jointly and severally liable. (Date & Time) _____

☐ Damages will be assessed on:

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to
Attachment/42 Pa.C.S. § 8127 \$ _____

☐ Portion of Judgment for physical
damages arising out of residential
lease \$ _____

Amount of Judgment	\$ 6,000.00
Judgment Costs	\$ 116.50
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 6,116.50
Post Judgment Credits	\$ _____
Post Judgment Costs	\$ _____
Certified Judgment Total	\$ _____

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

2-7-05 Date [Signature], Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment. 6
Date _____, Magisterial District Judge

My commission expires first Monday of January, 2006 .

SEAL

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 10/11/2005

SERVICE# 2 - OF - 12 SERVICES
 DOCKET # 123ED2005

*Across
 From Ross's*

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
 ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
FRANK J. CABRAL & DEBRA M. CABAL
1305 ORANGE STREET
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON DEBRA CABRAL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.19.05 TIME 1105 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>10.12.05</u>	<u>1040</u> <u>0940</u>	<u>S-5</u>	<u>L/C</u>
	<u>10.13.05</u>	<u>1145</u>	<u>S-5</u>	<u>1009 5514 711400</u>
	<u>10.17.05</u>	<u>1345</u>	<u>S-5</u>	<u>L/C</u>
DEPUTY	<u><i>[Signature]</i></u>		DATE	<u>10.19.05</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 123ED2005

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CARLA MCGILL-TAX COLLECTOR

6205 MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON CARLA MCGILL

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 10/17/05 TIME 1330 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>10/13/05</u>	<u>1100</u>	<u>CLARK</u>	<u>NOT HOME - L.C.</u>

DEPUTY

[Signature]

DATE 10/17/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 123ED2005

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

ROSS CANFIELD

6900 HILLSIDE DRIVE

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ROSS CANFIELD

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 10/12/05 TIME 1045 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

Barrell

DATE

10/12/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 123ED2005

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TRI COUNTY HARDWARE, INC. C/O
ROBERT BULL, ESQ.
106 MARKET ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON BRENDA PINTERICH

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 10.12.05 TIME 1055 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

T. Chamberlain

DATE 10.12.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2005

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 123ED2005

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CHRIS NARDI

RELATIONSHIP DOMESTIC RELATIONS
ENFORCEMENT OFFICER IDENTIFICATION _____

DATE 10/12/05 TIME 0930 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) LESLIE LEVAN - D.A. CLEAR OUT SIDE

NARDI (NOTICE CLEAR) RECEIVED PROCESS

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

DEPUTY Carroll DATE 10/12/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2005

SERVICE# 9 - QF - 12 SERVICES
DOCKET # 123ED2005

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A
ROSS D. CANFIELD A/K/A ROSS D. CANFIELD

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10/12/05 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) SERVED TO CLERK AT
TAX OFFICE IN COURTHOUSE

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>Carroll</u>	_____	DATE	<u>10/12/05</u>

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 10/12/2005

Fee: \$5.00

Cert. NO: 1307

CANFIELD ROSS
6900 HILLSIDE DRIVE
BLOOMSBURG PA 17815

District: CENTRE SOUTH TWP
Deed: 20040 -5298
Location: LT 27 & PART OF 28
Parcel Id:12 -05A-035-00,000

Assessment: 29,298
Balances as of 10/12/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

REAL ESTATE OUTLINE

ED # 123-05

DATE RECEIVED 10-11-05
DOCKET AND INDEX 10-11-05
SET FILE FOLDER UP 10-11-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>✓</u>	<u>✓</u>	CK# <u>456711</u>

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

SALE DATE	<u>Feb. 15, 06</u>	TIME <u>1030</u>
POSTING DATE	<u>1-11-05</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan. 25, 06</u>
	2 ND WEEK	<u>Feb 1</u>
	3 RD WEEK	<u>8, 06</u>

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 123 OF 2005 ED AND CIVIL WRIT NO. 140 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 those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning.

BEING Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohey and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R.E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, piece or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO.1: BEGINNING at a point 130 feet from the easterly edge of Scenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 foot to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point the place of beginning. IT BEING the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohey dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantors in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privileges of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035

PREMISES BEING: 6900 HILLSIDE DRIVE, 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.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 123 OF 2005 ED AND CIVIL WRIT NO. 140 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 those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning.

BEING Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohey and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R.E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, piece or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO.1: BEGINNING at a point 130 feet from the easterly edge of Scenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 foot to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point the place of beginning. IT BEING the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohey dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantors in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privileges of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035

PREMISES BEING: 6900 HILLSIDE DRIVE, 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.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

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

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

WELLS FARGO BANK, N.A.

Plaintiff

vs.

**ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2005-CV-140

**: *2005-ED-123*
: 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: 6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$90,747.23

Additional Fees and Costs \$ 3,603.00

Interest from 3/26/05 \$ _____
to sale date
(per diem-\$14.92)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Klinefelter*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *10-11-05*
(Seal)

All those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of Lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning. **BEING** Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohcy and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R. E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, pieces or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point 130 feet from the easterly edge of Soenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 feet to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point, the place of beginning. **IT BEING** the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohcy dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantees in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035-00.000

PREMISES BEING: 6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2005-CV-140

:

:

:

2005-ED-123

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, 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.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

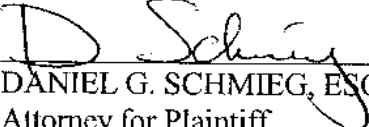
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-140
: 2005-ED-123
:
:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-140
:

2005-ED-123

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO BANK, N.A., 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 **6900 HILLSIDE DRIVE, 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)

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

6900 HILLSIDE DRIVE
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: 10/6/05

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-140
:
:

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., 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 **6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815**.

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CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

6900 HILLSIDE DRIVE
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 record lien on the real property to be sold:

NAME

LAST KNOWN ADDRESS

FRANK J. CABRAL &
DEBRA M. CABAL

1305 ORANGE STREET
BERWICK, PA 18603

**TRI COUNTY HARDWARE, INC.
C/O ROBERT BULL, ESQUIRE**

**106 MARKET STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**6900 HILLSIDE DRIVE
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: 10/6/05

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
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: CIVIL DIVISION
:
: NO. 2005-CV-140
: 2005-ED-123

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815


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NAME

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

SAME AS ABOVE

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DANIEL G. SCHMIEG, ESQUIRE

Date: 10/6/05

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By: DANIEL G. SCHMIEG
Identification No. 62205
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1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-140
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AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

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CANFIELD A/K/A ROSS D. CARFIELD
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6900 HILLSIDE DRIVE
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NONE

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NONE

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

NONE

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

**6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **10/6/05**

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

ATTORNEY FOR PLAINTIFF

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROSS CANFIELD A/K/A ROSS DAVID
CANFIELD A/K/A ROSS D. CARFIELD
A/K/A ROSS D. CANFIELD

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-140
: *2005-ED-123*
:
:

****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

**TO: ROSS CANFIELD A/K/A ROSS DAVID CANFIELD
A/K/A ROSS D. CARFIELD A/K/A ROSS D. CANFIELD
6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815**

Your house (real estate) at **6900 HILLSIDE DRIVE, 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 **\$90,747.23** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of Lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning. **BEING** Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohey and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R. E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, pieces or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point 130 feet from the easterly edge of Soenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 feet to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point, the place of beginning. **IT BEING** the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohey dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantees in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035-00.000

PREMISES BEING: 6900 HILLSIDE DRIVE, 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 o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)

(Attorney for Plaintiff(s))

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

(SEAL)

HARRY A. ROADARMEL

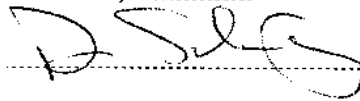
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as follows: WELLS FARGO BANK, N.A. vs ROSS CANFIELD A/K/A ROSS DAVID CANFIELD A/K/A ROSS D. CARFIELD A/K/A ROSS D. CANFIELD and

The defendant will be found at 6900 HILLSIDE DRIVE, BLOOMSBURG, PA. 17815



Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

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

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

WELLS FARGO BANK, N.A.

DEFENDANT

ROSS CANFIELD A/K/A ROSS DAVID

CANFIELD A/K/A ROSS D. CANFIELD A/K/A

ROSS D. CANFIELD

COURT NO.: 2005-CV-140

SERVE AT:

6900 HILLSIDE DRIVE

BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200__, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

AFFIDAVIT OF SERVICE
Plaintiff: WELLS FARGO BANK, N.A.

Defendant(s): ROSS CANFIELD A/K/A ROSS DAVID CANFIELD
A/K/A ROSS D. CARFIELD A/K/A ROSS D. CANFIELD

Address: 6900 HILLSIDE DRIVE
BLOOMSBURG, PA 17815

NMK
COLUMBIA County
No 2005-CV-140

Our File #109122
Type of Action
- Notice of Sheriff's Sale

Sale Date:

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to _____, Defendant, on the _____ day of _____, 200____, at _____, o'clock ____m., at _____, Commonwealth of _____, in the manner described below:

_____ Defendant personally served.
_____ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
_____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
_____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
_____ Agent or person in charge of Defendant(s)'s office or usual place of business.
_____ an officer of said Defendant(s)'s company.
_____ Other: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

All those certain lots, pieces and parcels of land situate in South Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin corner of Lot No. 11, said point being the southwest corner of the lot hereinafter described; thence north 78 degrees 45 minutes east along the dividing line of Lot No. 11 and Lot No. 27, a distance of 130 feet to a point; thence north 6 degrees 15 minutes west a distance of 125 feet to a point; thence south 58 degrees 45 minutes west, a distance of 100 feet to a point; thence south 35 degrees 45 minutes west a distance of 70 feet; thence south 16 degrees 55 minutes east a distance of 43 feet to a point, the place of beginning. **BEING** Lot No. 27 of the draft of lots in South Centre Township, Columbia County, as laid out by Clyde Yohey and surveyed October, 1955, revised August, 1956, by Howard Fetterolf, R. E. Upon which is erected a frame dwelling house.

PARCEL NO. 2 (consisting of Tracts 1 and 2)

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PARCEL NO. 2 (consisting of Tracts 1 and 2)

ALL those two certain lots, pieces or parcels of land situate in South Centre Township, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point 130 feet from the easterly edge of Soenic Avenue and in line of lands of Lot No. 27; thence along the easterly line of Lot No. 27 north 6 degrees 15 minutes west 125 feet to a point on the southerly side of a 33 foot street; thence along said street north 72 degrees 35 minutes east 15 feet to a point in Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in line of lands of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point, the place of beginning. **IT BEING** the westerly fifteen feet of Lot No. 28 as taken from a draft of lots prepared for Clyde E. Yohey dated October 1955 and revised August, 1956, by Howard Fetterolf, R.E.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

TRACT NO. 2: BEGINNING at a point on the southerly side of the extension of Hillside Drive fifteen feet easterly of the dividing line between Lots numbered 27 and 28; thence along said drive north 72 degrees 35 minutes east 15 feet to a point within Lot No. 28; thence south 6 degrees 15 minutes west 125 feet, more or less, to a point in other lines of former grantors in chain of title; thence along said lands south 78 degrees 45 minutes west 15 feet to a point in line of other lands of former grantees in chain of title; thence along said lands north 6 degrees 15 minutes west 125 feet to a point, the place of beginning.

Together with the right and privilege of connecting to a water main running through the street adjoining the aforescribed property and the right to the use of the water upon payment of the water rent.

PARCEL: 12-05A-035-00.000

PREMISES BEING: 6900 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

CHECK NO
456711

3-180380
COMMERCE BANK
PHILADELPHIA, PA 19148

ORIGINAL DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE AND IMAGE DISAPPEARS WITH HEAT.
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

DATE	AMOUNT
10/06/2005	*****1,350.00

VOID after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Thomas S. Hallinan

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