

SHERIFF'S SALE COST SHEET

Wachovia Bank, N.A. vs. Fred LHH - Janelle Wolfe
 NO. 20-05 ED NO. 1138-03 JD DATE/TIME OF SALE 4-27-05 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>368.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>652.52</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>877.52</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>224.50</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>229.50</u>

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

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

TOTAL COSTS (OPENING BID) \$ 1636.52

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank, N.A. vs Fred Lott & Emmelle Wolfe

NO. 20-05 ED NO. 1138-03 JD

DATE/TIME OF SALE: 4-27-05 0900

BID PRICE (INCLUDES COST) \$ 28,000.00

POUNDAGE - 2% OF BID \$ 560.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2446.52

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michael P. Gregory

for Wachovia

TOTAL DUE: \$ 2446.52

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1096.52

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

May 4, 2005

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

Re: WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK,
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs. FRED B. UTT &
JANELLE L. WOLFE
No. 2003-CV-1138

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale in the above case.

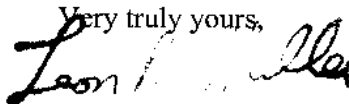
THE GRANTEE SHOULD BE:

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller

LPH/kb
Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code (717) 234-4178

Street Address

1719 North Front Street, Harrisburg, PA 17102

State

Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Date of Acceptance of Document

Grantee(s)/Lessee(s) WACHOVIA BANK NATIONAL ASSOCIATION,
f/k/a FIRST UNION NATIONAL BANK, AS TRUSTEE FOR

Street Address

35 W. Main Street

Street Address PENNSYLVANIA HOUSING FINANCE AGENCY

211 North Front Street

City

Bloomsburg, PA 17815

State

Zip Code

City

Harrisburg, PA 17101

State

Zip Code

C PROPERTY LOCATION

Street Address

341 West Sterner Avenue

City, Township, Borough

Town of Bloomsburg

County

Columbia County

School District

Tax Parcel Number

05W-03-127

D VALUATION DATA

1. Actual Cash Consideration

\$28,000.00

2. Other Consideration

+ 0.00

3. Total Consideration

= \$28,000.00

4. County Assessed Value

\$15,913.00

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$48,534.65

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

TAX EXEMPT

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



Transfer to agent or straw party. (Attach copy of agency/straw party agreement).



Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$



Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).



Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 737, Page Number 553



Corrective deed (Attach copy of the prior deed).



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

Leon P. Haller, Esquire

LPHaller

Date

5/4/05

(SEE REVERSE)

P01455-2704

Wolfe, Janeire L.

BALANCE OF SHERIFF COSTS DUES/ SALE 04/17/05

BAV

CHECK AMOUNT

1,096.52

108080

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

108080 04/28/2005

CHECK AMOUNT

PAY

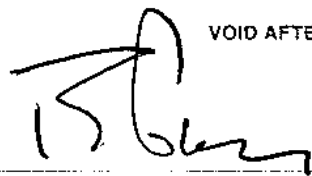
ONE THOUSAND NINETY SIX AND 52/100 DOLLARS*****

\$*****1,096.52

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



⑈108080⑈ ⑆031301846⑆ 51 320931 2⑈

PURCELL, KRUG & HALLER

108080

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 6, 13, 20, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

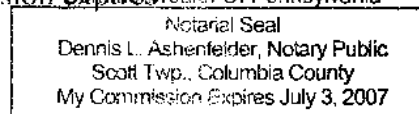
Paul R. Eyerly IV

Sworn and subscribed to before me this 21st day of April, 2005.

Dennis L. Ashenfelter

(Notary Public)

My commission expires ~~Expires~~ My Commission Expires July 3, 2007



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

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

IN MORTGAGE FORECLOSURE

SUPPLEMENTAL
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/14/05, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PLATINUM FINANCIAL SERVICES, CORP.
C/O WOLFSON & ASSOCIATES
267 E. MARKET STREET
YORK, PA 17403

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

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

PLATINUM FINANCIAL SERVICES, CORP.
C/O WOLFSON & ASSOCIATES
267 E. MARKET STREET
YORK, PA 17403

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

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

Re: PHFA VS. UTT- CM #8884
COLUMBLA COUNTY - SALE DATE 04/27/05

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

PLATINUM FINANCIAL SERVICES, CORP.
C/O WOLFSON & ASSOCIATES
267 E. MARKET STREET
YORK, PA 17403



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

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

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FRED B. UTT
341 WESTSTERNER AVENUE
BLOOMSBURG, PA 17815

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

JANELLE L. WOLFE
6325A LOW STREET
BLOOMSBURG, PA 17815

TENANT/OCCUPANT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

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

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

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

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

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TENANT/OCCUPANT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

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

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YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

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

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
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By: _____

Leon P. Haller PA I.D.15700

Attorney for Plaintiff

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: WEDNESDAY, APRIL 27, 2005

TIME: 9:00 O'CLOCK A.M. PREVAILING LOCAL TIME

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

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

THE LOCATION of your property to be sold is:

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

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

No. 2003-CV-1138 , JUDGMENT AMOUNT \$50,902.69

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

FRED B. UTT AND JANELLE L. WOLFE

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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

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

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

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

Parcel # 05W-03-127

7160 3901 9848 6925 0152

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

SENDER:**REFERENCE:**

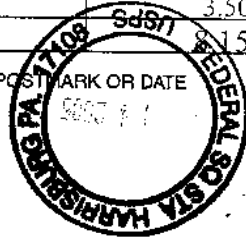
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POST MARK OR DATE



7160 3901 9848 6925 0145

TO: JANELLE L. WOLFE
6325A LOW STREET
BLOOMSBURG, PA 17815

SENDER:**REFERENCE:**

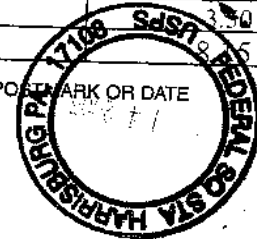
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POST MARK OR DATE



7160 3901 9848 6925 0169

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

SENDER:**REFERENCE:**

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POST MARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. FRED B. UTT JANELLE L. WOLFE
Columbia County Sale 4-27-05

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

FRED B. UTT
341 WESTSTERNER AVENUE
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
 (Transfer from service label)
7003 0500 0001 9056 2198

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

2. Article Number
 (Transfer from service label)
7003 0500 0001 9056 2198

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
COMMONWEALTH OF PA
DEPT. OF REV.-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
 (Transfer from service label)
7003 0500 0001 9056 2174

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number
 (Transfer from service label)
7003 0500 0001 9056 2181

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) ☐ Yes

PENNSYLVANIA HOUSING FINANCE AGENCY v. FRED B. UTT JANELLE L. WOLFE
Columbia County Sale 4-27-05

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

JANELLE L. WOLFE
6325A LOW STREET
BLOOMSBURG, PA 17815

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

Postmark:



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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

IN MORTGAGE FORECLOSURE

SUPPLEMENTAL
RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/14/05, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PLATINUM FINANCIAL SERVICES, CORP.
C/O WOLFSON & ASSOCIATES
267 E. MARKET STREET
YORK, PA 17403

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

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.

WACHOVIA BANK, NA

VS.

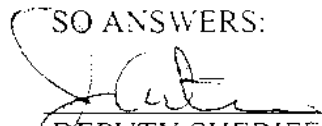
FRED UTT AND JANELLE WOLFE

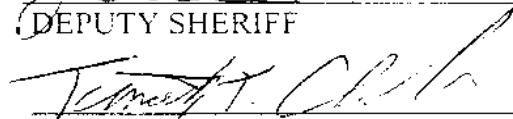
WRIT OF EXECUTION #20 OF 2005 ED

POSTING OF PROPERTY

March 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FRED UTT AND JANELLE WOLFE AT 341 WEST STERNER AVE. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF MARCH 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

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

Docket # 20ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

FRED B. UTT
JANELLE L. WOLFE

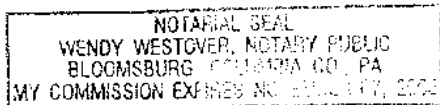
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 15, 2005, AT 11:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JANELLE WOLFE AT 6325A LOW
ST., BLOOMSBURG BY HANDING TO DANA FELBERT, BOYFRIEND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

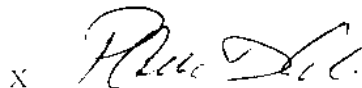
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 15, 2005


NOTARY PUBLIC





X
SHERIFF TIMOTHY T. CHAMBERLAIN



X
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON Chamberlain

RELATIONSHIP 1320 + 1520 IDENTIFICATION _____

DATE 02-05 TIME 1520 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

YJV 4584

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

2-14-5 1330 ARTER Card

2-17-5 0945 ARTER Card

2-18- _____

DEPUTY

1520 ARTER

DATE

02/10/05

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/16/2005

Fee: \$5.00

Cert. NO: 559

WOLFE JANELLE L
FRED B UTT
341 W STERNER AVE
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0280 -1087
Location: R 344 5TH ST
Parcel Id: 05W-03 -127-00,000

Assessment: 15,913
Balances as of 02/16/2005

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

By: Timothy J. Chamberlain
J
Sheriff

Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

JANELLE WOLFE
22A MIDDLE AVE. OR 6325A LOW ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DANA FEIBERT

RELATIONSHIP ROVIFEREND IDENTIFICATION _____

DATE 02-15-05 TIME 1100 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>02-14-05</u>	<u>1515</u>	<u>DANBETO</u>	<u>MOVED FROM 22A</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY Tim Dyl DATE 02-15-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON MARY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-5 TIME 11:20 MILEAGE _____ OTHER _____

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

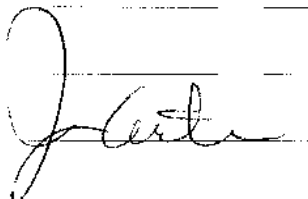
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
------------------	------	---------	---------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 2-14-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/10/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
2ND ST. - TOWN HALL	FORECLOSURE
BLOOMSBURG	

SERVED UPON Amber Kenney

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-05 TIME 1125 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY [Signature] DATE 2-14-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie L. UTT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-05 TIME 09:05 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) _____

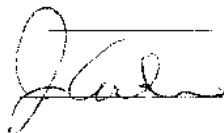
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-14-05

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

May F Ward
TOWN HALL

301 E Second St
BLOOMSBURG PA 17815

HOURS: WEEKDAYS: 9 AM - 4:30 PM DURING DISCOUNT
CLOSED WEDNESDAYS AT NOON

AFTER DISCOUNT: M-W-F 9AM-NOON

PHONE: 570-784-1581

DATE 03/01/2005 **BILL NO.** 9731

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	15,913	5.646	88.04	89.84	98.82
SINKING		1.345	20.97	21.40	23.54
FIRE/LIBRARY		.596	9.29	9.48	10.43
DEBT SERVICE		.895	13.96	14.24	15.66
STREET LIGHT		.968	15.09	15.40	16.94
TOWN RE		4.659	72.66	74.14	81.55
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			220.01	224.50	246.94
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

WOLFE JANELLE L
FRED B UTT
341 W STERNER AVE
BLOOMSBURG PA 17815

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Discount	2 %	2 %	
Penalty	10 %	10 %	
PARCEL: 05W-03 -127-00,000			
PARCEL: 344 5TH ST			
.0689 Acres			
Land		3,500	
Buildings		12,413	
Total Assessment		15,913	

This tax returned to
courthouse on:
January 1, 2006

20

Must be in by Apr 30
or else the next 224.50

REAL ESTATE OUTLINE

ED # 20-05

DATE RECEIVED 2-10-05
DOCKET AND INDEX 2-11-05
SET FILE FOLDER UP 2-11-05

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# 104507

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

SALE DATE Apr. 27, 05 TIME 0900
POSTING DATE Mar 23, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 6
2ND WEEK 13
3RD WEEK 20, 05

SHERIFF'S SALE

WEDNESDAY APRIL 27, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2005 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

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

Parcel # 05W-03-127

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

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

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

WEDNESDAY APRIL 27, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2005 ED AND CIVIL WRIT NO. 1138 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

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

Parcel # 05W-03-127

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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

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

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

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

2005-ED-20
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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

Unpaid Principal Balance	\$45,994.90
Interest	\$6,361.86
Per diem of \$8.75 to 5/1/05	
Late Charges (\$15.73 per month to 5/1/05)	\$928.07
Escrow Deficit	\$1,373.00
Property Inspection	\$154.00
5% Attorney's Commission	2,299.75
TOTAL WRIT	\$57,111.58

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

Dated: 2-10/05

Fanni B. Kane
PROTHONOTARY

(SEAL)

By *Elizabeth A. Bunn*
DEPUTY

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Parcel # 05W-03-127

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

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

Docket # 20ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

FRED B. UTT
JANELLE L. WOLFE

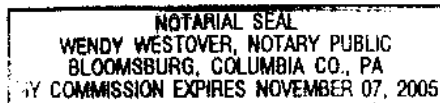
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, FEBRUARY 18, 2005, AT 3:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON FRED UTT AT 341 WEST STERNER
AVE., BLOOMSBURG BY HANDING TO HOWARD UTT, Brother, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, FEBRUARY 21, 2005

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

April 14, 2005

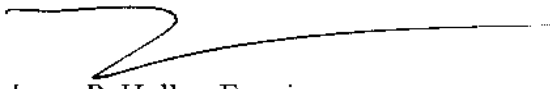
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2003-CV-1138 WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST
UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY vs. FRED B. UTT JANELLE L. WOLFE

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service and Supplemental Return of Service regarding the above-referenced case for your records. Please time-stamp the enclosed copies and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH/bav

Enclosure

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/10/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 20ED2005

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

DEFENDANT FRED B. UTT
JANELLE L. WOLFE
ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON DEL 2/11/05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-11-05 TIME 0755 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) _____

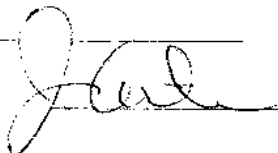
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-14-05

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
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CIVIL ACTION LAW

NO. 2003-CV-1138

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COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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Escrow Deficit	\$1,373.00
Property Inspection	\$154.00
5% Attorney's Commission	2,299.75
TOTAL WRIT	\$57,111.58

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

Dated: 2/10/05

Thomas B. Kline
PROTHONOTARY

(SEAL)

By Elizabeth G. Gorman
DEPUTY

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Parcel # 05W-03-127

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

FRED B UTT

* Debtor(s)

Chapter: **13**
Case Number: **5-04-51400**

ORDER

At Wilkes-Barre, in said district, on the 26TH day of JANUARY, 2005,

IT IS ORDERED that the CASE is hereby dismissed for debtor(s) failure to comply with Order dated 08/17/05.



John J. Thomas, Bankruptcy Judge

(TB)

This electronic order is signed and filed on the same date.

FILED
2005 FEB 10 A 11:44
U.S. BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA
WILKES-BARRE, PA

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

2005-ED-20
IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

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

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

FRED B. UTT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

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

JANELLE L. WOLFE
6325A LOW STREET
BLOOMSBURG, PA 17815

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

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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

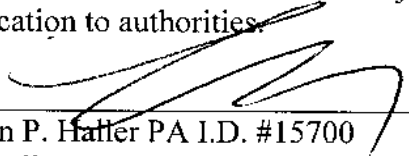
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANT/OCCUPANT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

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

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

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



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

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

2005 ED 20
IN MORTGAGE FORECLOSURE

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341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

JANELLE L. WOLFE
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BLOOMSBURG, PA 17815

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UNKNOWN

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

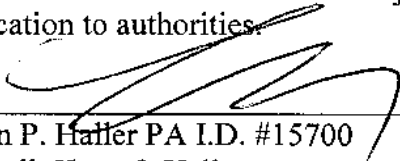
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANT/OCCUPANT
341 WEST STERNER AVENUE
BLOOMSBURG, PA 17815

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

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

WACHOVIA BANK, NATIONAL ASSOCIATION
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VS.

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

2005-ED-20
IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

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

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

No. 2003-CV-1138

JUDGMENT AMOUNT \$50,902.69

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

FRED B. UTT AND JANELLE L. WOLFE

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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Parcel # 05W-03-127

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

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

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

INSTRUCTIONS

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

341 WEST STERNER AVENUE BLOOMSBURG, PENNSYLVANIA 17815

(A more complete legal description accompanies these documents.)

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

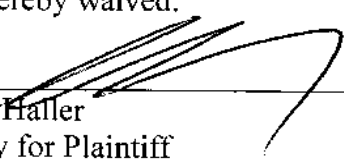
FRED B. UTT: 341 WESTSTERNER AVENUE BLOOMSBURG, PA 17815

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

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, February 9, 2005 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

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

PLAINTIFF

VS.

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

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1138

2005-ED-20
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

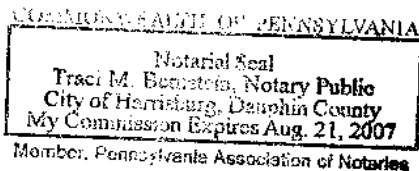
Sworn to and subscribed :

before me this 9 day :

of Feb 2005 :

Traci M. Bernstein
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE



WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK, AS
TRUSTEE FOR PENNSYLVANIA HOUSING
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IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 9 day :

of Feb 2005 :

Traci M. Bernstein
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Traci M. Bernstein, Notary Public
City of Harrisburg, Dauphin County
My Commission Expires Aug. 21, 2007
Member, Pennsylvania Association of Notaries

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: February 9, 2005

FROM:

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

CASE CAPTION:

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

VS.

FRED B. UTT JANELLE L. WOLFE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2003-CV-1138

SERVICE TO BE MADE ON DEFENDANT: JANELLE L. WOLFE

**ADDRESS FOR "PERSONAL SERVICE": 22A MIDDLE AVENUE BLOOMSBURG, PA
17815; IF NO SERVICE AT THAT ADDRESS, PLEASE ATTEMPT 6325A LOW
STREET, BLOOMSBURG, PA 17815**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

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Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

PURCELL, KRUG & HALLER

718 NORTH FRONT STREET
HARRISBURG, PA. 17102

PAID TO THE ORDER OF THREE SEVENTEEN AND 00/100
104507 00/09/2005

SECRET OF COLUMBIA COUNTY

104507 00/09/2005

COMMERCIAL BANK
80-184-313

CHECK NO.

CHECK DATE

104507 00/09/2005

[Signature]
NOT AFTER 12/31/05

104507 00/09/2005

104507