

SHERIFF'S SALE COST SHEET

NO. Wells Fargo Bank vs. Carpenter
 NO. 69-05 ED NO. 466-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>17.58</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>390.08</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>609.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>834.92</u>	

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1350.00

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY-AT-LAW
649 SOUTH AVENUE, UNIT 7 – POST OFFICE BOX 307
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Robert J. Wilson, Esquire
Leslie J. Rase, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

November 4, 2005

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625

ATTN: Sheriff Chamberlain

RE:	SALE DATE:	11/9/2005
	MORTGAGOR:	Mara Carpenter
	PREMISES:	31 West 8th Street
	CRT./TRM. #:	2005 CV 466
	OUR FILE #:	16509

Dear Sheriff Chamberlain:

Please **STAY** the Sheriff's Sale scheduled on the above captioned matter as our client has instructed us to close our file.

Kindly send refund (if applicable) as soon as possible, along with a breakdown showing amounts expended.

Thank you for your assistance in this matter.

Sincerely yours,

Trinity Miller
Trinity Miller
Paralegal

BY: Fax

SHERIFF'S SALE COST SHEET

Wells Fargo Bank, N.A. vs. Mara Carpenter
 NO. 69-05 ED NO. 466-05 JD DATE/TIME OF SALE 11-9-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>463.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>609.92</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>834.92</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$ <u>818.74</u>	pol
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>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1514.92

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank, NA VS Mara Carpenter

NO. 69-05 ED NO. 466-05 JD

DATE/TIME OF SALE: 11-9-05 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY-AT-LAW
649 SOUTH AVENUE, UNIT 7 - POST OFFICE BOX 307
SECANE, PA 19018

Telephone: 610-328-2887

Facsimile: 610-328-2649

August 30, 2005

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625

ATTN: Sheriff Chamberlain

RE: SALE DATE: **8/31/2005**
MORTGAGOR: Mara Carpenter
PREMISES: 31 West 8th Street
CRT./TRM. #: 2005 CV 466
OUR FILE #: 18509

Dear Sheriff Chamberlain:

Please CONTINUE the above Sheriff Sale to **11/9/2005** on the above captioned matter, as our file is currently on hold per our client's request.

If there is anything else you need before the new sale date, please let me know.
Thank you for your assistance in this matter.

Sincerely yours,

Trinity Miller
Trinity Miller
Paralegal

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 August 10, 17, 24, 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 25th day of August, 2005.

Dennis L. Ashenfelder

(Notary Public)

Commonwealth of Pennsylvania
My commission expires

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

Member, Pennsylvania Association of Notaries

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.

.....

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 August 10, 17, 24, 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 25th day of August 2005.

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires NOTES
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel
 649 South Avenue, Unit 7
 P.O. Box 307
 Secane, PA 19018
 610 328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2005 CV 466
vs.	:	
	:	
Mara Carpenter	:	
31 West 8th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

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

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

Mara Carpenter Personal Service 6/6/05.
 31 West 8th Street
 Bloomsburg, PA 17815

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

Mara Carpenter Personal Service 6/6/05.
 31 West 8th Street
 Bloomsburg, PA 17815

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

Remit Corporation ✓
 36 Main Street
 Bloomsburg, PA 17815

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

NONE

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

NONE

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

NONE

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

Walter Carpenter ✓
94 Tripp Road
Benton, PA 17814

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

Columbia County Register of Wills ✓
County Courthouse
Bloomsburg, PA 17815

Attorney General of the United States ✓
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

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

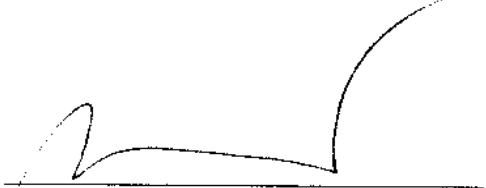
Bureau of Compliance ✓
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

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

Dept. of Public Welfare ✓
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS /
31 West 8th Street
Bloomsburg, PA 17815

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



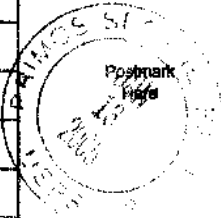
Martha E. Von Rosenstiel
Attorney for Plaintiff

7004 0750 0004 3916 7391

U.S. Postal Service	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Mara Carpenter
31 West 8th Street
Bloomsburg, PA. 17815

PS Form 3800, June 2002 See Reverse for Instructions



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

Received From:

MARTHA VON ROSENSTIEL, P.C.
649 SOUTH AVENUE
UNIT 7
SECANE, PA 19018

One piece of ordinary mail addressed to:

Mara Carpenter
31 West 8th Street
Bloomsburg, PA. 17815



Attach fee here in stamps
Or meter postage and
Postmark. Inquire of
Postmaster for current
fees.



16509

Name and Address of Sender		MARTHA E. VON ROSENSTIEL, P.C. Attorney At Law 16 S. Lansdowne Ave Lansdowne, PA 19050		<input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified <input type="checkbox"/> Express Mail		<input type="checkbox"/> Registered Mail <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance		Certified or mailing or for additional copies of this bill.				
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Remarks
1	#16509	Columbia County Tax Claim P.O. Box 380 Bloomsburg, PA. 17815										
2		Columbia County Register of Wills County courthouse Bloomsburg, PA. 17815										
3		Family Court/Domestic Relations Columbia County Courthouse P.O. Box 389 Bloomsburg, PA. 17815										
4		Attorney General of the U.S. C/O Assistant Attorney General Tax Division U.S. Department of Justice P.O. Box 227 Washington, DC. 20044										
5		PA Department of Revenue Inheritance Tax Bureau Strawberry Square, 11 th Floor Harrisburg, PA. 17128										
6		Bureau of Compliance Clearance support Section Attn: Sheriff Sales Dept. 281230 Harrisburg, PA. 17129										
7		Department of Public Welfare P.O. Box 2675 Harrisburg, PA. 17105										
8		Occupants/Tenants 31 West 8 th Street Bloomsburg, PA. 17815										
9		Walter Carpenter 94 Tripp Road Benton, PA. 17814										
10		Remit Corporation 36 Main Street Bloomsburg, PA. 17815										
11												
Total Number of Pieces Listed by Sender		Total Number of Pieces	Postmaster, Per (Name of Registered Employee)									

1642 \$ 03.00
 9079
 CLINTON HEIGHTS, PA
 JUN 13 1988
 Del Fee

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500.

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.

MARA CARPENTER


WRIT OF EXECUTION #69 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARA CARPENTER AT 31 W. 8TH STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

SO ANSWERS:

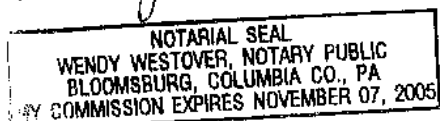

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 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., SUCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

Docket # 69ED2005

VS

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

MARA CARPENTER

AFFIDAVIT OF SERVICE

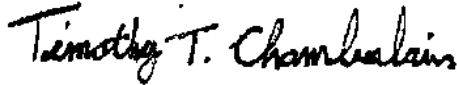
NOW, THIS MONDAY, JUNE 06, 2005, AT 3:25 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON MARA CARPENTER AT 31 WEST 8TH ST., BLOOMSBURG BY HANDING TO MARA CARPENTER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JUNE 06, 2005



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


CARTER
DEPUTY SHERIFF

2/21/05

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

Wednesday, June 01, 2005

**MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG, PA 17815-**

**WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO WELLS FARGO
HOME MORTGAGE, INC.**

VS

MARA CARPENTER

DOCKET # 69ED2005

JD # 466JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2005 CV 466
vs.	:	
	:	
Mara Carpenter	:	
31 West 8th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

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

**TO: Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815**

Your house and/or real estate at 31 West 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on August 31, 2005 at 9:00 am at _____ to enforce the court judgment of \$90,773.33 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. against you.

**NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take IMMEDIATE action:

1. The sale will be cancelled if you pay to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 328-2887.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 610 328-2887.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610 328-2887.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is posted.

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

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

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

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2005 CV 466
vs.	:	
	:	
Mara Carpenter	:	
31 West 8th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

CLAIM FOR EXEMPTION

To the Sheriff:

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

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

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

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

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

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

LEGAL DESCRIPTION

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

BEGINNING at a point in the Northward side of Eighth Street, 198 feet Eastwardly from the Northeastwardly corner of Market and Eighth Streets; thence Eastwardly along the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of C.M. Creveling; thence Northwardly along said Creveling lot and parallel with the Eastward side of Market Street, 140 feet to a private alley; thence Westwardly by a line parallel with the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of Cora A. Herring and thence Southwardly along said Herring lot, 140 feet to the place of beginning. Whereon is erected a 2-1/2 story frame dwelling house.

Tax Parcel #05W-03-195

TITLE TO SAID PREMISES IS VESTED IN Mara L. Carpenter by Deed from Dan P. Bridenstine and Karen S. Bridenstine, husband and wife, dated 10/8/1998 and recorded 10/9/1998, in Record Book 702, Page 712.

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2005 CV 466

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania

TAX PARCEL# 05W-03-195

PROPERTY: 31 West 8th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Mara Carpenter

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

Robert Linn
George Hemingway
Michael Upton
Thomas Evans
George Turner

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

June 29, 2005

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

RE: Carpenter, Mara
31 W. 8th Street
Bloomsburg PA 17815

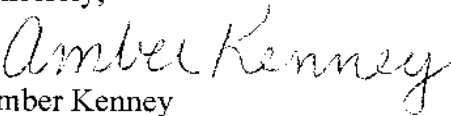
Docket # 69ED2005
JD# 466JD2005

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

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

Sincerely,


Amber Kenney
Office Administrator

<p>1. Article Addressed to:</p> <p>Article Addressed to:</p> <p>Article Number (Transfer from service label)</p> <p>7003 0500 0001 9056 1115</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>2. Article Number</p> <p>(Transfer from service label)</p> <p>7003 0500 0001 9056 1214</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p>Article Addressed to:</p> <p>Article Number (Transfer from service label)</p> <p>7003 0500 0001 9056 1092</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>2. Article Number</p> <p>(Transfer from service label)</p> <p>7003 0500 0001 9056 1153</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>1. Article Addressed to:</p> <p>Article Addressed to:</p> <p>Article Number (Transfer from service label)</p> <p>7003 0500 0001 9056 1146</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>2. Article Number</p> <p>(Transfer from service label)</p> <p>7003 0500 0001 9056 1146</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1139

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Address

B. Received by (Printed Name)

JUN 02 2005

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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 1108

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1122

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/31/2005

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
MARA CARPENTER
31 WEST 8TH ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON MARA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-6-05 TIME 1525 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

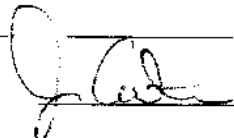
TIME

OFFICER

REMARKS

6-2-5 1500 ARIZ CARD

DEPUTY



DATE 6-6-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/31/2005

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
REMIT CORPORATION
36 MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Tracy Kishbaugh

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 TIME 14.30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

DATE 6-1-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/31/2005

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DROP IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 TIME 14 25 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

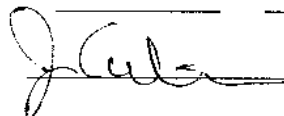
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-1-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/31/2005

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Amber KENNEY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 TIME 1420 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. [Signature]

DATE 6-1-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/31/2005

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Lediz LEAH

RELATIONSHIP

IDENTIFICATION

DATE 6-1-5

TIME 1130

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

6-1-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/31/2005

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
REGISTER/ RECORDER
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Brezely

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 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

DEPUTY

[Signature]

DATE 6-1-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/31/2005

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 69ED2005

PLAINTIFF

WELLS FARGO BANK, N.A., SUCESSOR BY MERGER TO
WELLS FARGO HOME MORTGAGE, INC.

DEFENDANT
ATTORNEY FIRM

MARA CARPENTER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON D. E. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-1-5 TIME 1053 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 6-1-5

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/01/2005

Fee: \$5.00

Cert. NO: 886

CARPENTER MARA L
31 WEST EIGHTH STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0468 -0004
Location: 31 W 8TH ST
Parcel Id:05W-03 -195-00,000

Assessment: 24,440
Balances as of 06/01/2005

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

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

REAL ESTATE OUTLINE

ED # 69-05

DATE RECEIVED 5-31-05
DOCKET AND INDEX 6-1-05
SET FILE FOLDER UP 6-1-05

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# 3558

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

SALE DATE Aug. 31, 05 TIME 0900
POSTING DATE 7-21-05
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 10
2ND WEEK 17
3RD WEEK 24, 05

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 69 OF 2005 ED AND CIVIL WRIT NO. 466 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the Northward side of Eighth Street, 198 feet Eastwardly from the Northeastwardly corner of Market and Eighth Streets; thence Eastwardly along the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of C.M. Creveling; thence Northwardly along said Creveling lot and parallel with the Eastward side of Market Street, 140 feet to a private alley; thence Westwardly by a line parallel with the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of Cora A. Herring and thence Southwardly along said Herring lot, 140 feet to the place of beginning. Whereon is erected a 2-1/2 story frame dwelling house.

Tax Parcel #05W-03-195

TITLE TO SAID PREMISES IS VESTED IN Mara L. Carpenter by Deed from Dan P. Bridenstine and Karen S. Bridenstine, husband and wife, dated 10/8/1998 and recorded 10/9/1998, in Record Book 702, Page 712.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:00 AM

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Tax Parcel #05W-03-195

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 9:00 AM

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Tax Parcel #05W-03-195

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

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

Wells Fargo Bank, N.A.,
successor by merger to Wells
Fargo Home Mortgage, Inc.

vs.

Mara Carpenter

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2005 CV 466 Term, 20 .. E.D.

No. 2005-ED-69 Term, 20- A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____ :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 31 West 8th Street
Bloomsburg, PA 17815

Amount Due	\$ <u>90,773.33</u>
Interest from 5/28/05	
to Sale Date @ \$15.45 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated 5/31/05
(SEAL)

Fanni B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.
By: Elizabeth A. Brennan
Deputy

LEGAL DESCRIPTION

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

BEGINNING at a point in the Northward side of Eighth Street, 198 feet Eastwardly from the Northeastwardly corner of Market and Eighth Streets; thence Eastwardly along the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of C.M. Creveling; thence Northwardly along said Creveling lot and parallel with the Eastward side of Market Street, 140 feet to a private alley; thence Westwardly by a line parallel with the Northwardly side of Eighth Street, 36 feet to a corner of lot now or late of Cora A. Herring and thence Southwardly along said Herring lot, 140 feet to the place of beginning. Whereon is erected a 2-1/2 story frame dwelling house.

Tax Parcel #05W-03-195

TITLE TO SAID PREMISES IS VESTED IN Mara L. Carpenter by Deed from Dan P. Bridenstine and Karen S. Bridestine, husband and wife, dated 10/8/1998 and recorded 10/9/1998, in Record Book 702, Page 712.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff :

vs. :

No: 2005 CV 466

2005-ED-69

Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815
Defendant

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 31 West 8th Street, Bloomsburg, PA 17815:

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

Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815

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

Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815

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

Remit Corporation
36 Main Street
Bloomsburg, PA 17815

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

NONE

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

NONE

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

NONE

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

Walter Carpenter
94 Tripp Road
Benton, PA 17814

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

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

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

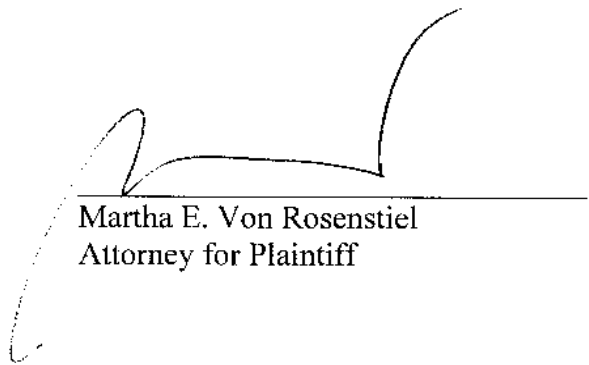
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

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

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
31 West 8th Street
Bloomsburg, PA 17815

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.

ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE (610) 328-2887

FAX (610) 328-2649

May 27, 2005

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

RE: Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815
Our File# 16509
CCP 2005 CV 466

Dear Sir or Madam:

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

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

**Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815**

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

Sincerely yours,

Trinity Miller
Trinity Miller
Paralegal

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff :

vs. :

No: 2005 CV 466

2005-ED-169

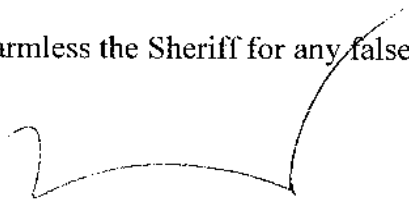
Mara Carpenter :
31 West 8th Street :
Bloomsburg, PA 17815 :
Defendant :

CERTIFICATION

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

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

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



Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff

No: 2005 CV 466

vs.

2005-CV-69

Mara Carpenter
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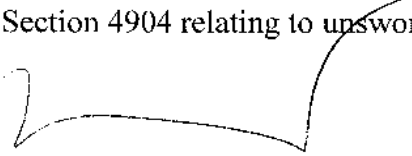
AFFIDAVIT OF LAST KNOWN ADDRESS

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

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

Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

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3476 Stateview Boulevard :
Fort Mill SC 29715 :

Plaintiff

vs.

No: 2005 CV 466

2005-ED-69

Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815
Defendant

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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



MARTHA E. VON ROSENSTIEL, ESQUIRE
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger : COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc. : COLUMBIA COUNTY
3476 Stateview Boulevard :
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No: 2005 CV 466

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Mara Carpenter :
31 West 8th Street :
Bloomsburg, PA 17815 :
Defendant :

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

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Columbia County Register of Wills
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Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

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

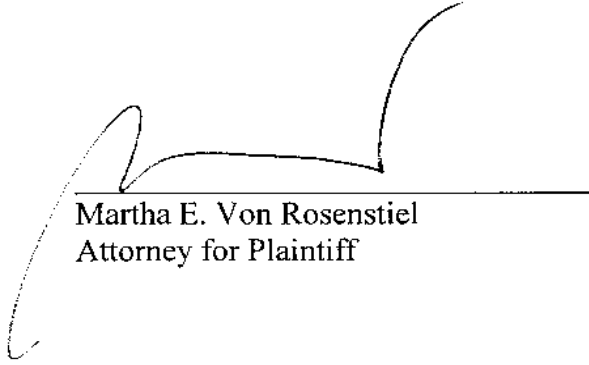
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Martha E. Von Rosenstiel
Attorney for Plaintiff

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Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2005 CV 466

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania

TAX PARCEL# 05W-03-195

PROPERTY: 31 West 8th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Mara Carpenter

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

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Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2005 CV 466
vs.	:	
	:	
Mara Carpenter	:	
31 West 8th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

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

**TO: Mara Carpenter
31 West 8th Street
Bloomsburg, PA 17815**

Your house and/or real estate at 31 West 8th Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at 10:00 A.M. to enforce the court judgment of \$90,773.33 obtained by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. against you.

**NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take IMMEDIATE action:

1. The sale will be cancelled if you pay to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 328-2887.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 610 328-2887.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610 328-2887.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is posted.

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

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

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

Wells Fargo Bank, N.A., successor by merger	:	COURT OF COMMON PLEAS
to Wells Fargo Home Mortgage, Inc.	:	COLUMBIA COUNTY
3476 Stateview Boulevard	:	
Fort Mill SC 29715	:	
Plaintiff	:	
	:	No: 2005 CV 466
vs.	:	
	:	
Mara Carpenter	:	
31 West 8th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	

CLAIM FOR EXEMPTION

To the Sheriff:

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

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

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

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

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

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

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SHORT DESCRIPTION

DOCKET# 2005 CV 466

IN THE Town of Bloomsburg, County of Columbia and State of Pennsylvania

TAX PARCEL# 05W-03-195

PROPERTY: 31 West 8th Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Mara Carpenter

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT

649 SOUTH AVENUE

UNIT 7

SECANE, PA 19018

SOVEREIGN BANK

PHILADELPHIA, PA 19103

60-7269/2313

3558

5/27/2005

PAY TO THE
ORDER OF Sheriff Of Columbia County

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

Sheriff Of Columbia County

\$ **1,350.00

DOLLARS



MEMO 16509

003558 0:23:137269 10

1051054589