

WELLS FARGO, N.A., S/B/M TO : IN THE COURT OF COMMON PLEAS  
WELLS FARGO HOME MORTGAGE, : OF THE 26TH JUDICIAL DISTRICT  
INC., : OF PENNSYLVANIA  
Plaintiff : COLUMBIA COUNTY BRANCH  
VS : CIVIL ACTION-LAW  
MICHAEL J. MCCULLOUGH :  
a/k/a MICHAEL MCCULLOUGH, :  
Defendant : NO. 2005-CV-624MF(JD)  
: 2005-ED-82

APPEARANCES:

MICHELE M. BRADFORD, ESQUIRE.  
WILLIAM KREISHER, ESQUIRE.

ORDER OF COURT

AND NOW, to wit, this 21st day of October, 2005, after telephone conference with counsel concerning Defendant's petition to set aside sheriff's sale of real property and upon Plaintiff's consent to the petition which is confirmed by letter of Plaintiffs counsel dated October 17, 2005, a copy of which is attached hereto and made part hereof, said petition is granted and the sheriff's sale of August 31, 2005 is hereby set aside.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR.

2005 OCT 28 A 9 15

# SHERIFF'S SALE COST SHEET

Wells fargo Bank VS. McCullough  
 NO. 82-05 ED NO. 624-05 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	- \$15.00	
SERVICE PER DEF.	- \$165.00	
LEVY (PER PARCEL	- \$15.00	
MAILING COSTS	- \$27.50	
ADVERTISING SALE BILLS & COPIES	- \$17.50	
ADVERTISING SALE (NEWSPAPER)	- \$15.00	
MILEAGE	- \$8.67	
POSTING HANDBILL	- \$15.00	
CRYING/ADJOURN SALE	- \$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	- \$5.45	
NOTARY	- \$5.00	
TOTAL *****		\$ <u>299.12</u>

WEB POSTING	- \$150.00	
PRESS ENTERPRISE INC.	- \$805.88	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>755.88</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	- \$5.00	
TOTAL *****		\$ <u>5,-</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$	<u>90.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1350.00

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Michael McCullough  
 NO. 82-05 ED NO. 624-05 JD DATE/TIME OF SALE 8-31-05 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$61.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$5.50</u>
NOTARY	<u>\$5.00</u>
TOTAL ***** \$ <u>381.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$805.88</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1030.88</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>\$42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	<u>\$907.25</u>
DELINQUENT 20	<u>\$73.94</u>
TOTAL ***** \$ <u>981.19</u>	

MUNICIPAL FEES DUE:

SEWER 20	<u>\$102.09</u>
WATER 20	\$
TOTAL ***** \$ <u>102.09</u>	

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

TOTAL COSTS (OPENING BID) \$ 2668.16

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent  
☒ Address

B. Received by (Printed Name) C. Date of Delivery  
 06/06/2003

D. Is delivery address different from item 1? ☐ Yes  
☐ No

If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail      ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

0500 0001 9056 1344

Return Receipt 102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent  
*x Samuel J. Ventura* ☒ Address

B. Received by (Printer Name) C. Date of Delivery  
*JUL 06 2005*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**RIFF SALE**

3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	
	<input type="checkbox"/> Yes
0 0500 0001 9056 1320	
Return Receipt	
102595-02-M-11	
COMPLETE THIS SECTION ON DELIVERY	
A. Signature	RECEIVED
<i>Nadine Kater</i>	Agent
B. Received by (Printed Name)	<input checked="" type="checkbox"/> Address
<i>Nadine Kater</i>	C. Date of Delivery
	<i>11-1</i>

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

---

1500 0001 9056 1337

---

Return Receipt 102595-02-M-1

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

Wells Fargo Bank vs Michael McCullough

NO. 82-05 ED NO. 624-05 JD

DATE/TIME OF SALE: 8-31-05 1030

BID PRICE (INCLUDES COST) \$ 35,000

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 36,168.16

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent For Phelan Hallinan & Schweig  
Theresa F. Mull

TOTAL DUE: \$ 36,168.16

LESS DEPOSIT: \$ 1,550.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 22,688.16

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

September 1, 2005

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

Re: MCCULLOUGH, Michael J.  
135 West 12th Street  
Bloomsburg, PA 17815  
No. 2005-CV-624-MF

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Bank, N.A. Successor By Merger To Wells Fargo Home Mortgage, Inc., 909 Hidden Ridge Drive, Suite 200, Irving, TX, 75038.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Mark Sweeney

Enclosure

cc: EMC Mortgage Corporation

Account No. 0003279528

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

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

### B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse Date of Acceptance of Document: Grantee(s)/Lessee(s): WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815 Street Address: 909 Hidden Ridge Drive, Suite 200 City: Irving State: TX Zip Code: 75038

### C PROPERTY LOCATION

Street Address: 135 West 12th Street, Bloomsburg, PA 17815 City, Township, Borough: Town of Bloomsburg County: Columbia School District: Town of Bloomsburg Tax Parcel Number: 05W-02-193-00-000

### D VALUATION DATA

1. Actual Cash Consideration \$35,000.00	2. Other Consideration + -0-	3. Total Consideration = \$35,000.00
4. County Assessed Value \$27,082.00 & 23,332.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$88,287.32 & 76,062.32

### E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200311911.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

Date: 9/11/05

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

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

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State Tax Paid

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Page Number

Date Recorded

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

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Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.  
Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815  
Street Address: 909 Hidden Ridge Drive, Suite 200 City: Irving State: TX Zip Code: 75038

### C PROPERTY LOCATION

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County: Columbia School District: Town of Bloomsburg Tax Parcel Number: 05W-02-193-00-000

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- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. \_\_\_\_\_)

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

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

Date: 9/1/05

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



ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
450002

Pay TWO THOUSAND TWO HUNDRED SIXTY EIGHT AND 16/100 DOLLARS

To The  
Order  
Of

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

DATE	AMOUNT
09/01/2005	*****2,268.16

DATE

Void after 180 days

*Frank S. Hallinan*

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

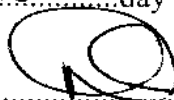
1145000211036001808036150866 811

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eycrly 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 Avenuc, 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.



Sworn and subscribed to before me this 25<sup>th</sup> day of August 2005.



(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires July 3, 2007  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
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.

82

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**  
Suite 1400  
16 17 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000

Office of the Sheriff  
COLUMBIA County Courthouse

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.  
v. MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH  
No. 2005-CV-624-MF  
Premises: 135 WEST 12TH STREET, BLOOMSBURG, PA 17815

Dear Sir/madam,

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

Yours truly,

*Nicole Kuchman*

Nicole Kuchman  
for Federman and Phelan, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 8/31/05 SHERIFF'S SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

WJT

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

**COLUMBIA County**  
**No 2005-CV-624-MF**

**Defendant(s):** MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH

**Our File #**116551  
**Type of Action**  
**- Notice of Sheriff's Sale**

**Address:** 135 WEST 12TH STREET  
BLOOMSBURG, PA 17815

**Sale Date:**

*August 31, 2008*

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

**SERVED**

Served and made known to MICHAEL J. MCCULLOUGH Defendant, on the 25<sup>TH</sup> day of JULY, 2005, at 3:40 o'clock P.m., at 135 W. 12<sup>TH</sup> ST. BERWICK, Commonwealth of PA. 17815, in the manner described below:

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

Description: Age 53 Height 5'5" Weight 150 Race W Sex F Other GREY HAIR

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

Sworn to and subscribed before me this 25 day of July, 2005  
Notary \_\_\_\_\_



By:

*George Telnock*

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Notary:

By:

**Attorney for Plaintiff**

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

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

August 9, 2005

Office of the Sheriff  
COLUMBIA County Courthouse  
P.O. BOX 380  
BLOOMSBURG, PA 17815

RE: WELLS FARGO BANK, N.A., S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
v. MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH  
COLUMBIA COUNTY, NO. 2005-CV-624-MF

Dear Sir or Madam:

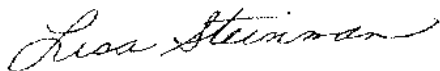
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN  
for PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 8/31/05 SHERIFF'S SALE.\*\*\***

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

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

) CIVIL ACTION

vs.

MICHAEL J. MCCULLOUGH A/K/A  
MICHAEL MCCULLOUGH

) CIVIL DIVISION  
) NO. 2005-CV-624-MF

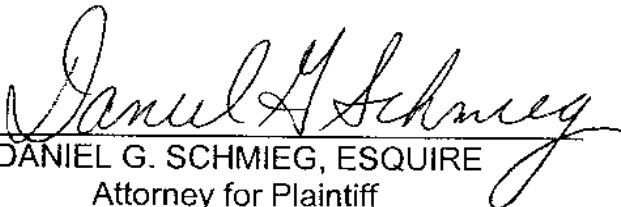
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

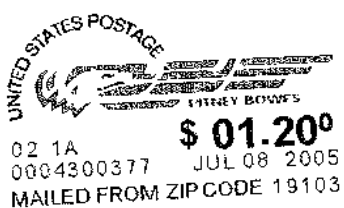
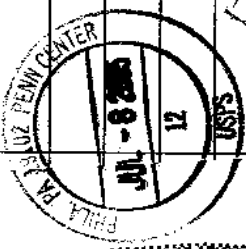
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.** hereby verify that on **7/8/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: August 9, 2005

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Tenant/Occupant 135 WEST 12TH STREET BLOOMSBURG, PA 17815		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815		
4		AMERICAN GENERAL FINANCIAL SERVICES, INC. 132 W. FRONT STREET BERWICK, PA 18603-4702		
5				
6				
7				
8				
9				
10				
11				
12				
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster Per (Name Of Receiving Employee)	<p>The fee for domestic registered mail is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.5913 and S921 for limitations of coverage.</p>
RE: MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH		TEAM 3		



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.

MICHAEL MCCULLOUGH

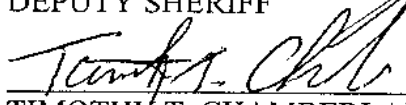
WRIT OF EXECUTION #82 OF 2005 ED

POSTING OF PROPERTY

July 21, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MICHAEL MCCULLOUGH AT 135 W. 12<sup>TH</sup> 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 21<sup>ST</sup> DAY OF JULY 2005



NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 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., S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
VS

Docket # 82ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

MICHAEL J. MCCULLOUGH A/K/A  
MICHAEL MCCULLOUGH

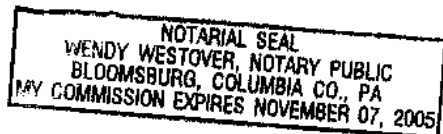
AFFIDAVIT OF SERVICE

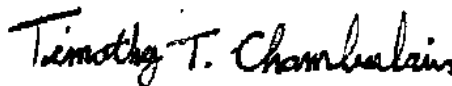
NOW, THIS THURSDAY, JULY 07, 2005, AT 3:45 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON MICHAEL MCCULLOUGH AT 135  
W. 12TH ST., BLOOMSBURG BY HANDING TO ROBIN MILLER, GIRLFRIEND, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JULY 08, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
DEPUTY SHERIFF

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Board of Directors

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

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

Robert Linn  
George Hemingway  
Michael Upton  
Thomas Evans  
George Turner

July 15, 2005

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

RE: McCullough, Michael  
135 W. 12<sup>th</sup> Street  
DOCKET # 82ED2005


JD # 624JD2005

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 102.09.

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

Sincerely,

  
Amber Kenney  
Office Manager

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/1/2005

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMERICAN GENERAL SERVICES, INC.	WRIT OF EXECUTION - MORTGAGE
132 W. FRONT ST.	FORECLOSURE
BERWICK	

SERVED UPON HEATHER VARNER

RELATIONSHIP MGR IDENTIFICATION \_\_\_\_\_

DATE 07.13.05 TIME 1135 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

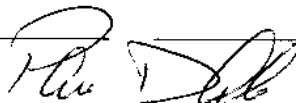
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 07.13.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/1/2005

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHAEL MCCULLOUGH	WRIT OF EXECUTION - MORTGAGE
135 W. 12TH ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Robin Miller

RELATIONSHIP Girlfriend IDENTIFICATION \_\_\_\_\_

DATE 7-7-5 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. [Signature]

DATE 7-7-5

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) 784-6380

Tuesday, July 05, 2005

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

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

VS

MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH

DOCKET # 82ED2005

JD # 624JD2005

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

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-624-MF  
:  
:  
:

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

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

6/22/05

TO: MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH  
135 WEST 12TH STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at **135 WEST 12TH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on August 31, 2005, at 10:30 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$73,382.20 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## LEGAL DESCRIPTION

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

### PARCEL NO. 1:

**BEGINNING** at a corner on the northern side of Twelfth Street in the eastern line of Lot No. 9 in Block B of Waller's Addition to the Town of Bloomsburg; thence along the northern side of Twelfth Street, North 68 degrees East, 10 feet to a corner; thence on a line parallel with Market Street, North 22 degrees West, 125 feet to a corner in the southern side of a 16 foot wide alley; thence by the same, South 68 degrees West, 10 feet to a corner in the eastern line of Lot No. 9; thence by the same, South 22 degrees East, 125 feet to a corner on the northern (inadvertantly set forth as southern on prior deeds) side of Twelfth Street, the place of **BEGINNING**. **BEING** the western one-fourth of Lot No. 8 in Block B of Waller's Addition to the Town of Bloomsburg.

### PARCEL NO. 2:

**ALSO ALL THAT CERTAIN** lot of land situate, lying and being in the Town of Bloomsburg, Columbia County, Pennsylvania, and known and designated as Lot No. 9 in Block No. B in the Colonial Estates Tract, a map of which is now on file at the Recorder's Office in and for the County of Columbia. Said lot being more particularly described as fronting 40 feet on Twelfth Street, and extending back 125 feet to an alley.

**UNDER AND SUBJECT** to certain restrictions contained in deed from George Atkins and wife to Frank C. Rehm and Bertha M. Rehm, his wife, dated March 12 (inadvertently set forth as March 10 on prior deeds), 1928 and recorded at Bloomsburg, PA in Deed Book 104, page 584.

**BEING THE SAME PREMISES** which Geraldine McCullough, by deed dated September 25, 1995 and recorded in Record Book Volume 610, page 340, granted and conveyed unto Joseph McCullough, Donna Auster and Michael McCullough.

**TITLE TO SAID PREMISES IS VESTED IN** Michael J. McCullough, as known as, Michael McCullough, single, by Deed from Joseph McCullough and Patricia A. McCullough, husband and wife, and Donna Auster and Andrew Auster, wife and husband, dated 8-28-03, recorded 9-16-03 in Deed Book 2003, page 11909.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/1/2005

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie L. KAN

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-6-5 TIME 08:13 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 7-6-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/1/2005

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON ~~REDACTED~~ MAIL Slot

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-6-5 TIME 1245 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. Carlin DATE 7-6-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/1/2005

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON Amber Kenney

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-6-05 TIME 12:50 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. Cede DATE 7-6-05

.....  
COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:06-JUL-05

FEE:\$5.00

CERT. NO:973

MCCULLOUGH MICHAEL J  
135 WEST 12TH STREET  
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG  
DEED 20031-1909  
LOCATION: 135 W 12TH ST  
PARCEL: 05W-02 -193-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2004	INTR	68.60	0.34	0.00	68.94
TOTAL DUE :					\$68.94

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2005

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2004

REQUESTED BY:

*Columbia County Sheriff*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/1/2005

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 82ED2005

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

DEFENDANT MICHAEL J. MCCULLOUGH A/K/A MICHAEL  
MCCULLOUGH

ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON DEB Miller

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-5-5 TIME 0810 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. A. [Signature]

DATE 7-5-5

# REAL ESTATE OUTLINE

ED # 82-05

DATE RECEIVED 7-1-05  
DOCKET AND INDEX 7-5-05  
SET FILE FOLDER UP 7-5-05

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 435273

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

SALE DATE Aug. 31, 05 TIME 1030  
POSTING DATE July 21, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Aug. 10  
2<sup>ND</sup> WEEK 17  
3<sup>RD</sup> WEEK 24, 05

# SHERIFF'S SALE

WEDNESDAY AUGUST 31, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 82 OF 2005 ED AND CIVIL WRIT NO. 624 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 and lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a corner on the northern side of Twelfth Street in the eastern line of Lot No. 9 in Block B of Waller's Addition to the Town of Bloomsburg; thence along the northern side of Twelfth Street, North 68 degrees East, 10 feet to a corner; thence on a line parallel with Market Street, North 22 degrees West, 125 feet to a corner in the southern side of a 16 foot wide alley; thence by the same, South 68 degrees West, 10 feet to a corner in the eastern line of Lot No. 9; thence by the same, South 22 degrees East, 125 feet to a corner on the northern (inadvertently) set forth as southern on prior deeds) side of Twelfth Street, the place of BEGINNING. BEING the western one-fourth of Lot No. 8 in Block B of Waller's Addition to the Town of Bloomsburg.

PARCEL NO. 2:

ALSO ALL THAT CERTAIN lot of land situate, lying and being in the Town of Bloomsburg, Columbia County, Pennsylvania, and known and designated as Lot No. 9 in Block No. B in the Colonial Estates Tract, a map of which is now on file at the Recorder's Office in and for the County of Columbia. Said lot being more particularly described as fronting 40 feet on Twelfth Street, and extending back 125 feet to an alley.

UNDER AND SUBJECT to certain restrictions contained in deed from George Atkins and wife to Frank C. Rehm and Bertha M. Rehm, his wife, dated March 12 (inadvertently set forth as March 10 on prior deeds), 1928 and recorded at Bloomsburg, PA in Deed Book 104, page 584.

BEING THE SAME PREMISES which Geraldine McCullough, by deed dated September 25, 1995 and recorded in Record Book Volume 610, page 340, granted and conveyed unto Joseph McCullough, Donna Auster and Michael McCullough.

TITLE TO SAID PREMISES IS VESTED IN Michael J. McCullough, as known as, Michael McCullough, single, by Deed From Joseph McCullough and Patricia A. McCullough, husband and wife, and Donna Auster and Andrew Auster, wife and husband, dated 8/28/03, recorded 9/16/03 in Deed Book 2003, page 11909.

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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

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

**Plaintiff**

**vs.**

**MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH**

**Defendant(s)**

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

**: NO: 2005-CV-624-MF  
:**

**: *2005-ED-82*  
: WRIT OF EXECUTION  
:**

**: (MORTGAGE FORECLOSURE)  
:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 135 WEST 12TH STREET  
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$73,382.20

Interest from 6/23/05 \$ \_\_\_\_\_  
to sale date  
(per diem-\$12.06)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Tami B. Kline*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *7/1/05*  
(Seal)



## LEGAL DESCRIPTION

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

### PARCEL NO. 1:

**BEGINNING** at a corner on the northern side of Twelfth Street in the eastern line of Lot No. 9 in Block B of Waller's Addition to the Town of Bloomsburg; **thence** along the northern side of Twelfth Street, North 68 degrees East, 10 feet to a corner; **thence** on a line parallel with Market Street, North 22 degrees West, 125 feet to a corner in the southern side of a 16 foot wide alley; **thence** by the same, South 68 degrees West, 10 feet to a corner in the eastern line of Lot No. 9; **thence** by the same, South 22 degrees East, 125 feet to a corner on the northern (inadvertantly set forth as southern on prior deeds) side of Twelfth Street, the place of **BEGINNING. BEING** the western one-fourth of Lot No. 8 in Block B of Waller's Addition to the Town of Bloomsburg.

### PARCEL NO. 2:

**ALSO ALL THAT CERTAIN** lot of land situate, lying and being in the Town of Bloomsburg, Columbia County, Pennsylvania, and known and designated as Lot No. 9 in Block No. B in the Colonial Estates Tract, a map of which is now on file at the Recorder's Office in and for the County of Columbia. Said lot being more particularly described as fronting 40 feet on Twelfth Street, and extending back 125 feet to an alley.

**UNDER AND SUBJECT** to certain restrictions contained in deed from George Atkins and wife to Frank C. Rehm and Bertha M. Rehm, his wife, dated March 12 (inadvertently set forth as March 10 on prior deeds), 1928 and recorded at Bloomsburg, PA in Deed Book 104, page 584.

**BEING THE SAME PREMISES** which Geraldine McCullough, by deed dated September 25, 1995 and recorded in Record Book Volume 610, page 340, granted and conveyed unto Joseph McCullough, Donna Auster and Michael McCullough.

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

**Plaintiff**

**vs.**

**MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH**

**Defendant(s)**

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

**: NO: 2005-CV-624-MF**

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: (MORTGAGE FORECLOSURE)**

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Office of the Prothonotary  
Common Pleas Court of  
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Dated: 7/1/05  
(Seal)

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WELLS FARGO HOME MORTGAGE,  
INC.**

**Plaintiff**

**vs.**

**MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH**

**Defendant(s)**

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

**: NO: 2005-CV-624-MF**

**: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)**

*2005 ED-82*

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Common Pleas Court of  
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Dated: *7/1/05*  
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Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-624-MF  
: 2005-ED-82  
:  
:

CERTIFICATION

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

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH

Defendant(s)

: COLUMBIA County  
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: CIVIL DIVISION  
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: NO. 2005-CV-624-MF  
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CERTIFICATION

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

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
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ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

MICHAEL J. MCCULLOUGH  
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Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-624-MF

: 2005-ED-82

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No. 1)**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,**  
Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date  
the Praecipe for the Writ of Execution was filed the following information concerning the real  
property located at **135 WEST 12TH STREET, BLOOMSBURG, PA 17815.**

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

NAME

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

MICHAEL J. MCCULLOUGH  
A/K/A MICHAEL MCCULLOUGH

135 WEST 12TH STREET  
BLOOMSBURG, PA 17815

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: 6/22/05



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

**ATTORNEY FOR PLAINTIFF**

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

**Plaintiff**

**vs.**

**MICHAEL J. MCCULLOUGH**  
**A/K/A MICHAEL MCCULLOUGH**

**Defendant(s)**

**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2005-CV-624-MF**  
**:**  
**:**  
**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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**A/K/A MICHAEL MCCULLOUGH**

**135 WEST 12TH STREET**  
**BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**AMERICAN GENERAL  
FINANCIAL SERVICES, INC.**

**132 W. FRONT STREET  
BERWICK, PA 18603-4702**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

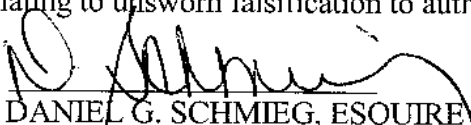
**TENANT/OCCUPANT**

**135 WEST 12TH STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: **6/22/05**

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
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ATTORNEY FOR PLAINTIFF

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

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

Plaintiff

vs.

MICHAEL J. MCCULLOUGH  
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Defendant(s)

NO. 2005-CV-624-MF

2005-ED-82

COPY

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MORTGAGE, INC.

Plaintiff

vs.

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A/K/A MICHAEL MCCULLOUGH

Defendant(s)

: COLUMBIA County  
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**132 W. FRONT STREET  
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**NONE**

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

**DOMESTIC RELATIONS OF  
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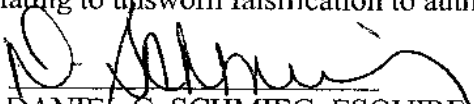
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vs.

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Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
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: CIVIL DIVISION  
:  
: NO. 2005-CV-624-MF  
:  
: *2005 E.D. 82*  
:  
:

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

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

6/22/05

TO: MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH  
135 WEST 12TH STREET  
BLOOMSBURG, PA 17815

Your house (real estate) at 135 WEST 12TH STREET, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815, to enforce the court judgment of \$73,382.20 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## LEGAL DESCRIPTION

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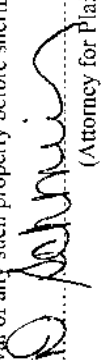
**UNDER AND SUBJECT** to certain restrictions contained in deed from George Atkins and wife to Frank C. Rehm and Bertha M. Rehm, his wife, dated March 12 (inadvertently set forth as March 10 on prior deeds), 1928 and recorded at Bloomsburg, PA in Deed Book 104, page 584.

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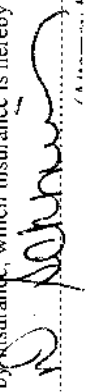
**TITLE TO SAID PREMISES IS VESTED IN** Michael J. McCullough, as known as, Michael McCullough, single, by Deed from Joseph McCullough and Patricia A. McCullough, husband and wife, and Donna Auster and Andrew Auster, wife and husband, dated 8-28-03, recorded 9-16-03 in Deed Book 2003, page 11909.



WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

 (SEAL)  
(Attorney for Plaintiff(s))

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

 (SEAL)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

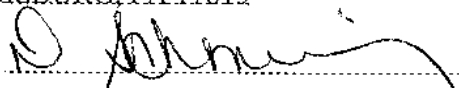
Sheriff

Sir: --- There will be placed in your hands

for service a Writ of .....EXECUTION (REAL ESTATE)....., styled as

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. vs MICHAEL J. MCCULLOUGH A/K/A MICHAEL MCCULLOUGH and

The defendant will be found at 135 WEST 12TH STREET, BLOOMSBURG, PA 17815

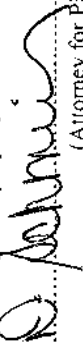
 Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

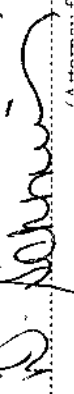
Please do not furnish us with the old deed or mortgage.

See attached legal description.....  
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 (Attorney for Plaintiff(s)) (SEAL)

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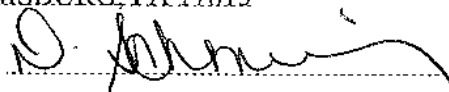
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**TITLE TO SAID PREMISES IS VESTED IN** Michael J. McCullough, as known as, Michael McCullough, single, by Deed from Joseph McCullough and Patricia A. McCullough, husband and wife, and Donna Auster and Andrew Auster, wife and husband, dated 8-28-03, recorded 9-16-03 in Deed Book 2003, page 11909.

## LEGAL DESCRIPTION

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

### PARCEL NO. 1:

**BEGINNING** at a corner on the northern side of Twelfth Street in the eastern line of Lot No. 9 in Block B of Waller's Addition to the Town of Bloomsburg; **thence** along the northern side of Twelfth Street, North 68 degrees East, 10 feet to a corner; **thence** on a line parallel with Market Street, North 22 degrees West, 125 feet to a corner in the southern side of a 16 foot wide alley; **thence** by the same, South 68 degrees West, 10 feet to a corner in the eastern line of Lot No. 9; **thence** by the same, South 22 degrees East, 125 feet to a corner on the northern (inadvertently set forth as southern on prior deeds) side of Twelfth Street, the place of **BEGINNING**. **BEING** the western one-fourth of Lot No. 8 in Block B of Waller's Addition to the Town of Bloomsburg.

### PARCEL NO. 2:

**ALSO ALL THAT CERTAIN** lot of land situate, lying and being in the Town of Bloomsburg, Columbia County, Pennsylvania, and known and designated as Lot No. 9 in Block No. B in the Colonial Estates Tract, a map of which is now on file at the Recorder's Office in and for the County of Columbia. Said lot being more particularly described as fronting 40 feet on Twelfth Street, and extending back 125 feet to an alley.

**UNDER AND SUBJECT** to certain restrictions contained in deed from George Atkins and wife to Frank C. Rehm and Bertha M. Rehm, his wife, dated March 12 (inadvertently set forth as March 10 on prior deeds), 1928 and recorded at Bloomsburg, PA in Deed Book 104, page 584.

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
435273

DATE	AMOUNT
06/22/2005	*****1,350.00

JMD 06/22/2006

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

*Travis S. Hallinan*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO REVEAL DATE OF DEPOSIT.

⑈435273⑈ ⑆036001808⑆36 150866 6⑈