

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTRUST BANK

3-7380/2360

10/06/2006

PAY
TO THE
ORDER OF

Sheriff of Columbia County

ONE THOUSAND ONE HUNDRED THIRTY-NINE AND 56 / 100

\$1,139.56

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Carl*


AUTHORIZED SIGNATURE

⑈ 272344 ⑈ ⑆23607380⑆ 70 1100018⑈

272344

Amanda Dilchus

From: Tim Chamberlain [tchamber@columbiapa.org]
Sent: Wednesday, October 04, 2006 9:34 AM
To: Amanda Dilchus
Subject: Holly & Danny Carl

In order for this deed to be recorded in the name of Wells Fargo the transfer tax of \$1,139.56 must be paid. Please make check out to Columbia County Sheriff.

Thank you

Tim Chamberlain

Columbia County Sheriff

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Holly & Danny Carl
 NO. 114-06 ED NO. 741-06 JD DATE/TIME OF SALE Sept. 20 1130

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>411.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>558.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>783.00</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>428.56</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>433.56</u>

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$ <u>96.20</u>
TOTAL *****	\$ <u>96.20</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1879.26

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

Wells Fargo Bank VS Holly & Danny Carl
NO. 114-06 ED NO. 741-06 JD

DATE/TIME OF SALE: Sept. 20, 2006 1130

BID PRICE (INCLUDES COST) \$ 1879.25

POUNDAGE - 2% OF BID \$ 37.59

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1916.85

PURCHASER(S): [Signature], Atty For Plaintiff

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1916.85

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 83.15 Refund

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/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 (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 GOLDBECK, McCAFFERTY & McKEEVER		TELEPHONE NUMBER (215) 627-1322	
STREET ADDRESS 701 Market Street, Suite 5000 - Mellon Independence Center		CITY Philadelphia	STATE ZIP CODE PA 19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY		DATE OF ACCEPTANCE OF DOCUMENT	
STREET ADDRESS Sheriff's Office, PO Box 380		GRANTEE(S)/LESSEE(S) WELLS FARGO BANK, NATIONAL ASSOCIATION as Trustee under POOLING AND SERVICING AGREEMENT Dated as of October 1, 2005 MORGAN STANLEY ABS CAPITAL INC. TRUST 2005-IIE5 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-IIE5	
CITY Bloomsburg	STATE PA	ZIP CODE 17815	STREET ADDRESS One Old Country Road, Suite 429
CITY Bloomsburg	STATE PA	ZIP CODE 17815	CITY Carle Place STATE NY ZIP CODE 11514

C. PROPERTY LOCATION

STREET ADDRESS 411 N. Third Street		CITY, TOWNSHIP, BOROUGH Catawissa - CATAWISSA BOROUGH	
COUNTY Columbia	SCHOOL DISTRICT	TAX PARCEL NUMBER 08-02-059	
1. ACTUAL CASH CONSIDERATION \$1,916.85	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$1,916.85	

D. VALUATION DATA

4. COUNTY ASSESSED VALUE \$16,420.00	5. COMMON LEVEL RATIO FACTOR X 3.47	6. FAIR MARKET VALUE = \$56,977.40
--	--	--

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement.)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200508165
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, 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

DATE

September 25, 2006

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

September 25, 2006

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: WELLS FARGO BANK, NA AS TRUSTEE vs. HOLLY J. CARL and DANNY L. CARL

Sale Book/Writ No.: /

Docket Number: 2006 CV 741 MF

Sale Date: 09/20/2006

Property Address: 411 N. Third Street Catawissa, PA 17820

To the Sheriff:

Enclosed are Transfer Tax Affidavits and an Assignment of Bid with regard to the above-captioned matter. Please deed the property to:

WELLS FARGO BANK, NATIONAL ASSOCIATION as Trustee under POOLING
AND SERVICING AGREEMENT Dated as of October 1, 2005 MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS
THROUGH CERTIFICATES, SERIES 2005-HE5

One Old Country Road

Suite 429

Carle Place, NY 11514

If funds are required to settle with the Sheriff and they are not enclosed, please call, fax or email the cost sheet to Amy Gough. Please notify our office when the deed is recorded.

GOLDBECK MCCAFFERTY & MCKEEVER

Amanda Dilchus

Post Sale Department

215-825-6323

215-825-6423 (fax)

adilchus@goldbecklaw.com

Amy Gough

215-825-6348

215-825-6448 (fax)

agough@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Assignment of Bid

NO. 2006 CV 741 MF – CARL
411 N. Third Street
Catawissa, PA 17820

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated September 20, 2006 to:

WELLS FARGO BANK, NATIONAL ASSOCIATION as Trustee under POOLING AND
SERVICING AGREEMENT Dated as of October 1, 2005 MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2005-HE5
One Old Country Road
Suite 429
Carle Place, NY 11514

GOLDBECK MCCAFFERTY & MCKEEVER

Date: September 25, 2006

A handwritten signature in black ink, appearing to read "J. Goldbeck", is written over a horizontal line.

JOSEPH A. GOLDBECK, JR.

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

September 13, 2006

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems vs. Blair D. Lewis
Docket #: 100ED2006 JD # 423JD2006

HSBC Bank USA vs. Teresa L. Andress, a/k/a Teresa Samuel
Docket #: 111ED2006 JD # 540JD2006

Wells Fargo Bank vs. Holly J. Carl & Danny L. Carl
Docket #: 114ED2006 JD # 741JD2006

Dear Sheriff Chamberlain:

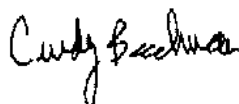
Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by Lewis for the property listed under JD # 423JD2006; by Andress for the property listed under JD #540JD2006; and by the Carls for the property listed under JD # 741JD2006.

The following is a summation of amounts owed as of September 12, 2006:

Blair D. Lewis	\$ 104.80
Teresa L. Andress	\$ 91.91
Holly & Danny Carl	\$ 90.20

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Encls.

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.GOLDBECKLAW.COM

August 24, 2006

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2006 CV 741 MF
HOLLY J. CARL and DANNY L. CARL

Real Estate Division:

The above case may be sold on September 20, 2006. It has been properly served in accordance with Rule 3129.

Very truly yours,

GOLDBECK McCAFFERTY & McKEEVER

By: **Scott Lion, Paralegal**
Phone: (215) 825-6345 (direct dial)
Fax: (215) 825-6445
Email: slion@goldbecklaw.com

Antoniette Black, Paralegal
Phone: (215) 825-6347 (direct dial)
Fax: (215) 825-6447
Email: ablack@goldbecklaw.com

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

MS-1784
CF: 05/31/2006
SD: 09/20/2006
\$97,842.23

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

HOLLY J. CARL
JANNY L. CARL
Mortgagor(s) and
Record Owner(s)

411 N. Third Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2006 CV 741 MF

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☒ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

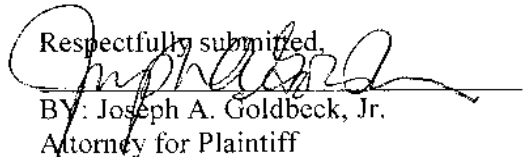
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

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:
MS-1784 9/20

CARL, HOLLY J.
411 N. Third Street
Catawissa, PA 17820

2. Article Number
(Transfer from service label)

* 70053110000354832358 *

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Danny L. Carl* ☐ Agent ☐ Addressee

B. Received by (Printed Name) **Danny L. Carl** C. Date of Delivery **8-21-06**

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:
MS-1784 9/20

CARL, DANNY L.
411 N. Third Street
Catawissa, PA 17820

2. Article Number
(Transfer from service label)

* 70053110000354832365 *

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Danny L. Carl* ☐ Agent ☐ Addressee

B. Received by (Printed Name) **Danny L. Carl** C. Date of Delivery **8-21-06**

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 3.03
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	YES
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.28



Sent To **MS-1784 9/20**
CARL, HOLLY J.
Street, Apt. No., or PO Box No. **411 N. Third Street**
City, State, ZIP+4 **Catawissa, PA 17820**

PS Form 3800, June 2002

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	Yes
Return Receipt Fee (Endorsement Required)	Yes
Restricted Delivery Fee (Endorsement Required)	7.28
Total Postage & Fees	\$ MS-1784 9/20



Sent To **MS-1784 9/20**
CARL, DANNY L.
Street, Apt. No., or PO Box No. **411 N. Third Street**
City, State, ZIP+4 **Catawissa, PA 17820**

PS Form 3800, June 2002

See Reverse for Instructions

Name and Address of Sender
GOLDBECK
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA
19106-1532

Check type of mail or service:

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional copy
of this bill)

Postmark and
Date of Receipt

Har
Ch

Postage

Addressee (Name, Street, City, State, & ZIP Code)

Article Number

TENANTS/OCCUPANTS
411 N. Third Street
Catawissa, PA 17820

PA DEPARTMENT OF PUBLIC WELFARE -
Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA
COUNTY

PO Box 380
Bloomsburg, PA 17815



02 14

PA 17820
HARRISBURG PA
AUG 18 2006
MAILED FROM ZIP CODE 19106

1.

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

MS-1784

HOLLY J. CARL & DANNY L. CARL

Columbia

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 5000 – Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

215-825-6320

Attorney for Plaintiff

WELLS FARGO BANK, NA AS TRUSTEE

One Old Country Road

Suite 429

Carle Place, NY 11514

Plaintiff

vs.

HOLLY J. CARL

DANNY L. CARL

Mortgagor(s) and Record Owner(s)

411 N. Third Street

Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2006 CV 741 MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

411 N. Third Street
Catawissa, PA 17820

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

HOLLY J. CARL
411 N. Third Street
Catawissa, PA 17820

DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

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

HOLLY J. CARL
411 N. Third Street
Catawissa, PA 17820

DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 30 and September 6, 13, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18th day of September 2006

(Notary Public)

My commission expires July 3, 2007

Notarial Seal
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.

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

VS.


HOLLY & DANNY CARL

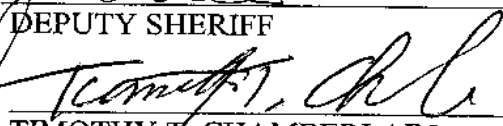
WRIT OF EXECUTION #114 OF 2006 ED

POSTING OF PROPERTY

August 15, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HOLLY & DANNY CARL AT 411 N. 3RD STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF AUGUST 2006



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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, NA AS TRUSTEE

Docket # 114ED2006

VS

MORTGAGE FORECLOSURE

HOLLY J. CARL
DANNY L. CARL

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 20, 2006, AT 10:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON HOLLY CARL AT 411 N. 3RD ST., CATAWISSA BY HANDING TO DANNY CARL, HUSBAND, 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, JULY 24, 2006


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

WELLS FARGO BANK, NA AS TRUSTEE

Docket # 114ED2006

VS

MORTGAGE FORECLOSURE

HOLLY J. CARL
DANNY L. CARL

AFFIDAVIT OF SERVICE

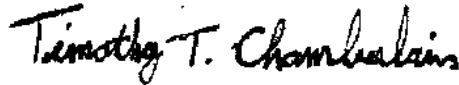
NOW, THIS FRIDAY, JULY 21, 2006, AT 10:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DANNY CARL AT 411 N. 3RD ST., CATAWISSA BY HANDING TO DANNY CARL, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

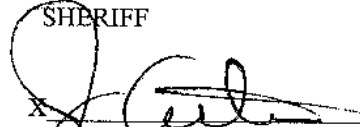
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, JULY 24, 2006


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/14/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
HOLLY CARL
411 N. 3RD ST.
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DANNY

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 7-20-06 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>7-20-06</u>	<u>0940</u>	<u>ARTER</u>	<u>Card</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Gade

DATE 7-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/14/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANNY CARL	MORTGAGE FORECLOSURE
411 N. 3RD ST.	
CATAWISSA	

SERVED UPON DANNY

RELATIONSHIP DEF IDENTIFICATION _____

DATE 7-20-06 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>7-20-06</u>	<u>0940</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY

J. Galt

DATE 7-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/14/2006

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA WATER	MORTGAGE FORECLOSURE
SCHOOLHOUSE RD	
CATAWISSA	

SERVED UPON Posted on door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-19-06 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>7-19-06</u>	<u>1230</u>	<u>APR 20</u>	<u>Called</u>

DEPUTY

J. G. Adams

DATE 7-19-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/14/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
CATAWISSA BOROUGH
MAIN ST.
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SUZANNE HERMANSKI

RELATIONSHIP Sister IDENTIFICATION _____

DATE 7-20-06 TIME 11:45 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 7-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/14/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
PAULA CLARK-TAX COLLECTOR	MORTGAGE FORECLOSURE
138 SOUTH ST.	
CATAWISSA	

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-19-06 TIME 1235 MILEAGE _____ OTHER _____

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

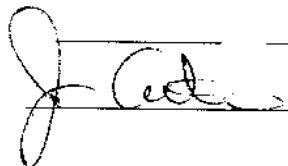
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

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

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

DEPUTY



DATE 7-19-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/14/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. Carter

RELATIONSHIP Cost Service IDENTIFICATION _____

DATE 7-20-06 TIME 0850 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 7-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/14/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 114ED2006

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT HOLLY J. CARL
DANNY L. CARL

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 7-14-06 TIME 1600 MILEAGE _____ OTHER _____

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

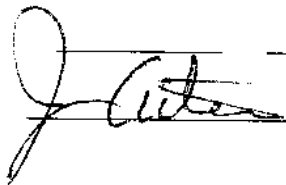
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

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

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

DEPUTY



DATE 7-19-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/20/2006

Fee: \$5.00

Cert. NO: 2273

CARL DANNY L & HOLLY J
411 N THIRD STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 20050 -8164
Location: 411 N THIRD ST
Parcel Id:08 -02 -059-00,000

Assessment: 16,420
Balances as of 07/20/2006

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

NO TAX CLAIM TAXES DUE

BY: Timothy T. Chamberlain, Sher. # Per: clm

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 369-0000

PHONE
(717) 369-5622

24 HOUR PHONE
(717) 794-4300

Tuesday, July 18, 2006

**PAULA CLARK-TAX COLLECTOR
138 SOUTH ST.
CATAWISSA, PA 17820-**

**WELLS FARGO BANK, NA AS TRUSTEE
VS
HOLLY J. CARL
DANNY L. CARL**

DOCKET # 114ED2006

JD # 741JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

TAX NOTICE 2006 SCHOOL REAL ESTATE
 CATAWISSA BOROUGH
 MAKE CHECKS PAYABLE TO:
 PAULA CLARK
 138 SOUTH STREET
 CATAWISSA, PA 17820

BOORS Every Tuesday 6pm - 8:30pm
 Except May 1 - June 15
 Except Sept 1 - Oct 15
 PHONE 570-356-2189

A CARL DANNEY L & MARY J
 411 N THIRD STREET
 CATAWISSA PA 17820

F
 O

FOR SOUTHERN COLUMBIA AREA SD				DATE 07/01/2006		BILL# 000091	
DESCRIPTION	IDENTIFY	DATE	YEAR DUE	AMOUNT PAID	THE PENALTY		
REAL ESTATE	16420	26.100	419.99	428.56	471.42		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.							
			419.99	428.56	471.42		
			AUG 31	OCT 31	OCT 31		
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER		

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.	
PARCEL 08 02 05900000		27369	
411 N THIRD ST	3150.00	TAXES TAX RETURNED	
20850-8164	13270.00	TO COURT HOUSE	
0.24 ACRES		JANUARY 1, 2007	

Copy 1

JAN 570-356-2104

REAL ESTATE OUTLINE

ED # 11406

DATE RECEIVED 7-11-06
DOCKET AND INDEX 11406

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 ✓ *Handwritten*
CHECK FOR \$1,350.00 OR 2000.00 ✓ CK# 11406 798
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Sept. 22, 06 TIME 1:00
POSTING DATE Aug. 16, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Aug. 16, 06
2ND WEEK Aug. 23, 06
3RD WEEK Aug. 30, 06

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 114 OF 2006 ED AND CIVIL WRIT NO. 741 OF 2006 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 parcel of land and improvements thereon situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 08-02-059-00 and more fully described in a Deed dated September 23, 1980 and recorded October 10, 1980 in Columbia County in Deed Book Volume 299 at Page 850, granted and conveyed unto Barry Brobst and Lori Ann Brobst, his wife.
Tax Parcel No: 08-02-059

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
Joseph A. Goldbeck
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

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Plaintiff's Attorney
Joseph A. Goldbeck
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 20, 2006 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 114 OF 2006 ED AND CIVIL WRIT NO. 741 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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Plaintiff's Attorney
Joseph A. Goldbeck
701 Market Street
Philadelphia, PA 19106

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

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

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514

vs.

HOLLY J. CARL
DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

In the Court of Common Pleas of
Columbia County

No. 2006 CV 741 MF

2006-ED-114

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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:

PREMISES: 411 N. Third Street Catawissa, PA 17820

See Exhibit "A" attached

AMOUNT DUE

\$97,842.23

Interest From 12/01/2005
Through 07/10/2006

(Costs to be added)

Dated:

7/17/06

Fanni B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth G. Brennan

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

HOLLY J. CARL
DANNY L. CARL
(Mortgagor(s) and Record Owner(s))
411 N. Third Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 741 MF

AFFIDAVIT PURSUANT TO RULE 3129

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

411 N. Third Street
Catawissa, PA 17820

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

HOLLY J. CARL
411 N. Third Street
Catawissa, PA 17820

DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

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

HOLLY J. CARL
411 N. Third Street
Catawissa, PA 17820

DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

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

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

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

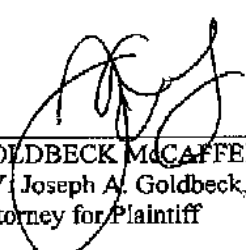
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
411 N. Third Street
Catawissa, PA 17820

(attach separate sheet if more space is needed)

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.

DATED: July 18, 2006



GOLDBECK, McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

HOLLY J. CARL
DANNY L. CARL
Mortgagor(s) and Record Owner(s)

411 N. Third Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

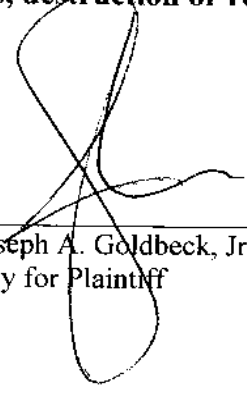
ACTION OF MORTGAGE FORECLOSURE

No. 2006 CV 741 MF

2006-ED-114

WAIVER OF WATCHMAN

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


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

HOLLY J. CARL
DANNY L. CARL
Mortgagor(s) and Record Owner(s)
411 N. Third Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

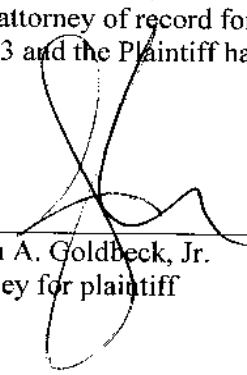
ACTION OF
MORTGAGE FORECLOSURE

NO. 2006 CV 741 MF

2006-ED-114

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

WELLS FARGO BANK, NA AS TRUSTEE
One Old Country Road
Suite 429
Carle Place, NY 11514
Plaintiff

vs.

HOLLY J. CARL
DANNY L. CARL
Mortgagor(s) and Record Owner(s)

411 N. Third Street
Catawissa, PA 17820

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2006 CV 741 MF

2006-ED 114

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CARL, HOLLY J.
HOLLY J. CARL
411 N. Third Street
Catawissa, PA 17820

Your house at 411 N. Third Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$97,842.23 obtained by WELLS FARGO BANK, NA AS TRUSTEE against you.

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 WELLS FARGO BANK, NA AS TRUSTEE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
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 within thirty (30) days from the date of the Sheriff's Sale. 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 filed.
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 F/K/A SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815**

**PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108**

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CARL, DANNY L.
DANNY L. CARL
411 N. Third Street
Catawissa, PA 17820

Your house at 411 N. Third Street, Catawissa, PA 17820 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$97,842.23 obtained by WELLS FARGO BANK, NA AS TRUSTEE against you.

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215-627-1322
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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.

Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
O BOX 8016
HARRISBURG, PA 17105

Address
B. Received by (Printed Name)
C. Date of Delivery
JUL 19 2006

D. Is delivery address different from item 17? ☐ Yes ☐ No
If YES, enter delivery address below:

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.

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Address
B. Received by (Printed Name)
C. Date of Delivery
JUL 19 2006

D. Is delivery address different from item 17? ☐ Yes ☐ No
If YES, enter delivery address below:

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

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

Article Number
(Transfer from service label)

7005 1160 0000 0372 8903

2. Article Number
(Transfer from service label)

7005 1160 0000 0372 8873

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Domestic Return Receipt

102595-02-M-15

PS Form 3811, February 2004

(Transfer from service label)

2. Article Number

7005 1160 0000 0372 8880

(Transfer from service label)

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

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

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 BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

PS Form 3811, February 2004

(Transfer from service label)

2. Article Number

7005 1160 0000 0372 8910

(Transfer from service label)

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
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PHILADELPHIA, PA 19106

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1. Article Addressed to:

102595-02-M-154

Domestic Return Receipt

PS Form 3811, February 2004

(Transfer from service label)

2. Article Number

7005 1160 0000 0372 8880

(Transfer from service label)

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
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BUREAU OF COMPLIANCE
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P.O. Box 186
Harrisburg, PA 17108**

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK, NA AS TRUSTEE		COURT NUMBER 2006 CV 741 MF
DEFENDANT/S/ HOLLY J. CARL and DANNY L. CARL		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
HOLLY J. CARL

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
411 N. Third Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

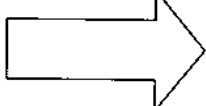
PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 10, 2006
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK, NA AS TRUSTEE	COURT NUMBER 2006 CV 741 MF	
DEFENDANT/S/ HOLLY J. CARL and DANNY L. CARL	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
DANNY L. CARL

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
411 N. Third Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 10, 2006
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WELLS FARGO BANK, NA AS TRUSTEE		COURT NUMBER 2006 CV 741 MF
DEFENDANT/S/ HOLLY J. CARL and DANNY L. CARL		TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE

SERVE



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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
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ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
411 N. Third Street, Catawissa, PA 17820

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE POST HANDBILL.

SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE July 10, 2006
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

All that certain parcel of land and improvements thereon situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 08-02-059-00 and more fully described in a Deed dated September 23, 1980 and recorded October 10, 1980 in Columbia County in Deed Book Volume 299 at Page 850, granted and conveyed unto Barry Brobst and Lori Ann Brobst, his wife

Tax parcel no: 08-02-059

All that certain parcel of land and improvements thereon situate in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, and designated as Parcel No. 08-02-059-00 and more fully described in a Deed dated September 23, 1980 and recorded October 10, 1980 in Columbia County in Deed Book Volume 299 at Page 850, granted and conveyed unto Barry Brobst and Lori Ann Brobst, his wife

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Tax parcel no: 08-02-059

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Tax parcel no: 08-02-059

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Tax parcel no: 08-02-059

GOLDBECK MCCAFFERTY & MCKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELTON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106

FIRSTTRUST BANK

3-7380/2360

07/10/2006

\$2,000.00

PAY
TO THE
ORDER OF


Sheriff of Columbia County

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO *Carl*


AUTHORIZED SIGNATURE

⑈ 253798 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈

263798