

SHERIFF'S SALE COST SHEET

NO. 11-06 ED NO. 11-06 VS. 11-06 JD DATE/TIME OF SALE 11-06 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>15.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>15.00</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>15.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>436.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>709.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>934.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.00</u>	
TOTAL *****		\$ <u>51.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1.00</u>	
TOTAL *****		\$ <u>1.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1.00</u>	
WATER 20	\$ <u>1.00</u>	
TOTAL *****		\$ <u>2.00</u>

SURCHARGE FEE (DSTE)	\$ <u>1.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>1.00</u>

TOTAL COSTS (OPENING BID) \$ 1788.23

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

158/15 Tave Bank VS 158/15 Tave Bank 158/15

NO. 158/15 ED NO. 158/15 JD

DATE/TIME OF SALE: 11-2-86

BID PRICE (INCLUDES COST) \$ 1788,63

POUNDAGE - 2% OF BID \$ 35,17

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1823,80

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): James L. Mull

Agent for Phelan + Hallinan + Schmieg

TOTAL DUE: \$ 1823,80

LESS DEPOSIT: \$ 1310,-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 474,00

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

November 14, 2006

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

Re: THOMAS, William E. & Stacy L.
2490 Old Berwick Highway
Bloomsburg, PA 17815
No. 2006-CV-636

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as "attorney-on-the-writ," please issue the Sheriff Deed into Wells Fargo Bank, N.A., 3476 Stateview Blvd, Fort Mill, SC 29715.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 0012475505

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Telephone Number:

Daniel G. Schmieg, Esquire

Suite 1400

Area Code (215) 563-7000

Street Address

City

State

Zip Code

One Penn Center at Suburban Station,
1617 JFK Blvd.

Philadelphia

PA

19103

B TRANSFER DATA

Date of Acceptance of Document

Office of the Sheriff

Grantee(s)/Lessee(s)

WELLS FARGO BANK, N.A.

Columbia County Courthouse

Street Address

3476 Stateview Blvd

5 West Main Street

City

State

Zip Code

Fort Mill, SC 29715

C PROPERTY LOCATION

Street Address

City, Township, Borough

2490 Old Berwick Highway, Bloomsburg, PA 17815

Township of Scott

County

School District

Tax Parcel Number

COLUMBIA

Township of Scott

31-3C2-022-00,000

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$1,788.23

+ -0-

= \$1,788.23

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$22,864.00

x 3.47

= \$79,338.08

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

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 Book Number 20050, Page Number 2621.

☐ 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.)

☐ 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:

11/14/00

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-19036C

CHECK NO
530760

Pay FOUR HUNDRED SEVENTY FOUR AND 00/100 DOLLARS

DATE	AMOUNT
11/13/2006	*****474.00

Void after 180 days

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

Travis S. Hallinan

"550760" 1036001808136 150866 6"

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

Security Features Included



See a 501 card.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paul R. Eyerly, IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 18, 25, November 1, 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.

SHERIFF'S SALE

WEDNESDAY NOVEMBER 8, 2006 AT 9:00 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 143 OF 2006 ED AND CIVIL WRIT NO. 636 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 lot of land situate on the south side of Main Street, in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, being a point 42 1/2 feet east of the line of lot now or late of Susan Reynolds and the northeast corner of lot of the late Daniel E. Hughes; AND RUNNING THENCE along said street eastwardly about 40 feet to an alley; THENCE along said alley, southwardly 173 1/4 feet to another alley; THENCE along said alley, westwardly about 40 feet in line of lot of said Hughes; THENCE along the line of said lot, northwardly 173 1/4 feet to the south side of Main Street aforesaid, to the corner, the place of BEGINNING.

UPON WHICH is erected a two-story frame house and a new building on the end of the lot, size 12 feet x 22 feet, BEING THE SAME PREMISES that Wilbur D. Kocher, Executor of the Estate of Cleon W. Peteman, deceased, by his deed dated April 26, 1989 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 427 at page 811 granted and conveyed unto Ralph C. Herold and Patricia M. Herold, his wife.

PREMISES: 2490 OLD BERWICK HIGHWAY
TITLE TO SAID PREMISES IS VESTED IN William E. Thomas and Stacy L. Thomas, his wife, in deed from Ralph C. Herold and Patricia M. Herold, his wife, dated 11-21-84, recorded 11-23-84, in book 584, page 817.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of \$1000 or 10% of the appraised value.

PA. 18603 within 30 days
344 Market Street, Berwick
Pope, Borough of Berwick
submit comments to Shane
interested persons may
101, Section 902 grant
will be funded by an Act
program in the Borough and
tree pickup and drop off
plot a brush and Christmas
equipment will be used to
per. Dump Truck and non-
purchase of a Wood Chip-
monmental Protection for the
to the Department of Env-
Recycling Grant Application

ESTATE NOTICE
Township Secretary
Joelene C. Sporenberg
ment by calling (570) 784-
may be obtained by appoint-
burg, Pennsylvania, and
196 Rupert Drive, Blooms-
ship Municipal Building
nance is on file at the Town-
A copy of the proposed ord-
services.

Paul R. Eyerly, IV

fore me this 2ND day of November 2006

(Signature)

(Notary Public)

My commission expires Commonweal of Pennsylvania

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

Member, Pennsylvania Association Of Notaries

20, I hereby certify that the advertising and
to \$.....for publishing the foregoing notice, and the
aid in full.

SCOTT TOWNSHIP AUTHORITY

350 Jenny Street
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

November 2, 2006

Timothy T Chamberlain
Sheriff of Columbia County
Court House – PO Box 380
Bloomsburg, PA 17815

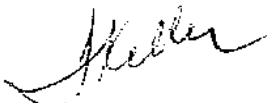
Reference: JD# 636JD2006
Docket # 143ED2006
William Thomas & Stacy Thomas
2490 Old Berwick Road

Dear Tim:

On November 8, 2006 at 9:00am, a Sheriff's Sale is to take place for the Defendant's in questions. The balance of \$231.23 is due Scott Township Authority for pass User Fee's. This includes charge up to and including November 8,, 2006.

If you should have, any other questions please fee free to contact me
Monday – Friday 8:30 to 5:00 @ 784-6639

Sincerely,



Sharon Keller
Administrative Assistant

cc: Full Spectrum Legal Services, Inc.
File

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.

Article Addressed to:

J.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
600 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

Article Number

(Transfer from service label)

Form 3811, February 2004

7005 0390 0001 2235 8175

Domestic Return Receipt

PS Form 3811, February 2004

(Transfer from service label)

2. Article Number

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

1. Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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

Domestic Return Receipt

PS Form 3811, February 2004

7005 0390 0001 2235 8182

4. Restricted Delivery? (Extra Fee)

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

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

SEP 11 2006
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

Domestic Return Receipt

PS Form 3811, February 2004

7005 0390 0001 2235 8199

4. Restricted Delivery? (Extra Fee)

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

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

SEP 11 2006
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

Domestic Return Receipt

PS Form 3811, February 2004

7005 0390 0001 2235 8168

4. Restricted Delivery? (Extra Fee)

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

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

SEP 11 2006
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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.

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

Domestic Return Receipt

PS Form 3811, February 2004

7005 0390 0001 2235 8151

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

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

SEP 11 2006
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

102595-02-M-1540

102595-02-M-1540

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fedphc.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

October 18, 2006

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

WELLS FARGO BANK, N.A.

vs.

WILLIAM E. THOMAS A/K/A WILLIAM STACEY

STACY L. THOMAS

COLUMBIA- No. 2006-CV-636

Action in Mortgage Foreclosure

Premises: 2490 OLD BERWICK HIGHWAY

BLOOMSBURG, PA 17815

Dear Sir/Madam:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,



Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, N.A.

nmk
COLUMBIA County
No 2006-CV-636

Defendant(s): WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACY L. THOMAS

Our File#120830
Type of Action
- Notice of Sheriff's Sale

Serve: STACY L. THOMAS
Address: 2545 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Sale Date: 11/8/06

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

SERVED

Served and made known to Stacy L. Thomas, Defendant, on the 19th day of September, 2006, at 7:14 o'clock P.m., at 2545 Old Berwick Rd, Commonwealth of PA, in the manner described below:

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

Description: Age 25-35 Height 5'7" Weight 130 Race W Sex F Other _____

I, David Robert S., 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 19th day
of September, 2006

Notary: Patricia Harris By: David Robert S.

NOT SERVED

On the 19th day of September, 2006, at _____ o'clock ____m., Defendant **NOT FOUND** because:

Commission Expires June 16, 2008
☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2006.

Notary: _____ By: _____

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5629

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

Friday, September 08, 2006

**H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-**

WELLS FARGO BANK, N.A.

VS

**WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS**

DOCKET # 143ED2006

JD # 636JD2006

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, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

**WILLIAM E. THOMAS A/K/A WILLIAM
STACEY**

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

Defendant(s).

:
:
:
:
:
:
:
:
:
:
:

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-636

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: WILLIAM E. THOMAS A/K/A WILLIAM STACEY

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **2490 OLD BERWICK HIGHWAY, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on November 8, 2006, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$46,738.89 obtained by WELLS FARGO BANK, N.A. , (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, WELLS FARGO BANK, N.A. , 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 better chance you will have of stopping the Sale. (See the 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 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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate on the south side of Main Street, in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, being a point 42 1/2 feet east of the line of lot now or late of Susan Reynolds and the northeast corner of lot of the late Daniel E. Hughes;

AND RUNNING THENCE along said street eastwardly about 40 feet to an alley;

THENCE along said alley, southwardly 173 1/4 feet to another alley;

THENCE along said alley, westwardly about 40 feet in line of lot of said Hughes;

THENCE along the line of said lot, northwardly 173 1/4 feet to the south side of Main Street aforesaid, to the corner, the place of BEGINNING.

UPON WHICH is erected a two-story frame house and a new building on the end of the lot, size 12 feet x 22 feet.

BEING THE SAME PREMISES that Wilbur D. Kocher, Executor of the Estate of Cleon W. Peterman, deceased, by his deed dated April 26, 1989 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 427 at page 811 granted and conveyed unto Ralph C. Herrold and Patricia M. Herrold, his wife.

PREMISES: 2490 OLD BERWICK HIGHWAY

TITLE TO SAID PREMISES IS VESTED IN William E. Thomas and Stacy L. Thomas, his wife, in deed from Ralph C. Herrold and Patricia M. Herrold, his wife, dated 11-21-94, recorded 11-23-94, in book 584, page 817.

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

November 6, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A.
V. WILLIAM E. THOMAS A/K/A WILLIAM STACEY and STACY L. THOMAS
COLUMBIA COUNTY, NO. 2006-CV-636

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

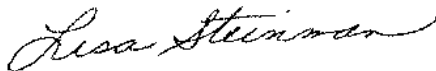
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 11/8/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WELLS FARGO BANK, N.A.

) CIVIL ACTION

vs.

WILLIAM E. THOMAS A/K/A
WILLIAM STACEY
STACY L. THOMAS

) CIVIL DIVISION
) NO. 2006-CV-636

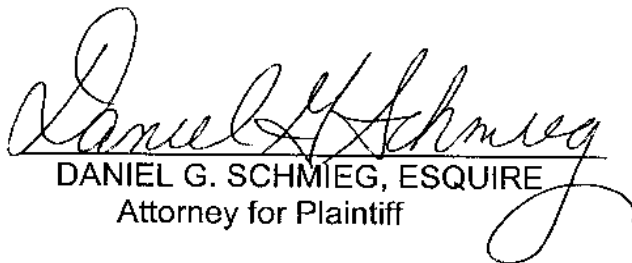
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: November 6, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

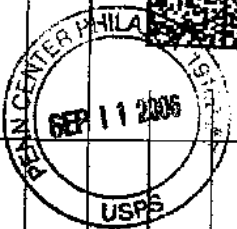
SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 2490 OLD BERWICK HIGHWAY FORT MILL, SC 29715		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		WILKES POOLS OF MIFELIN 1-80 EXT 37 MIFELINVILLE, PA 18631		
5		Regency Finance Company 1301 Columbia Blvd. PO Box 442 Bloomsburg, PA 17815		
6				
7				
8				
9				
10				
11				
15		WILLIAM E. THOMAS A/K/A WILLIAM STACEY 120830. Columbia		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
02 1M
0004218010
MAILED FROM ZIP CODE 19103

\$ 01.550
SEP 11 2006



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.

WILLIAM & STACEY THOMAS

WRIT OF EXECUTION #143 OF 2006 ED

POSTING OF PROPERTY

October 3, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF WILLIAM & STACEY THOMAS AT 2543 OLD BERWICK ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF OCTOBER 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, N.A.

Docket # 143ED2006

VS

MORTGAGE FORECLOSURE


WILLIAM E. THOMAS A/K/A WILLIAM
STACEY
STACEY L. THOMAS


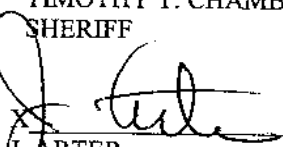
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 11, 2006, AT 3:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON WILLIAM THOMAS AT 39 E. DAWALT ST., ORANGEVILLE BY HANDING TO ROSE SULT, 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 TUESDAY, SEPTEMBER 12, 2006


NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

J. ARTER
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) 784-6300

WELLS FARGO BANK, N.A.

Docket # 143ED2006

VS

MORTGAGE FORECLOSURE

WILLIAM E. THOMAS A/K/A WILLIAM
STACEY
STACEY L. THOMAS

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 11, 2006, AT 3:25 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STACY THOMAS AT 2543 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO CHRIS DEPOE, ADULT IN CHARGE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 12, 2006



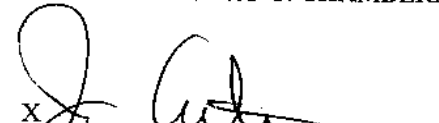
NOTARY PUBLIC

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 

J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

WILKES POOLS OF MIFFLIN

I-80 EXIT 37

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RON WOSTMAN JR.

RELATIONSHIP

Employee

IDENTIFICATION

DATE 9-14-06

TIME 1111

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. Carter

DATE

9-14-06

FROM :

FAX NO. :

Jul. 12 2000 11:29PM P2

TAX NOTICE 2006 SCHOOL REAL ESTATE

FOR CENTRAL COLUMBIA SCHOOL DIST

DATE 07/01/06

BILL# 002175

SCOTT TOWNSHIP

MAKE CHECKS PAYABLE TO:

H. James Hock

2626 Old Berwick Road

Bloomsburg, PA 17815

HOURS Tue, Wed, Thur 12-5 pm
Last 2 weeks of Aug & Oct

PHONE 570-784-7823

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	22864	30.996	694.52	708.69	779.56
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.		PAY THIS AMOUNT	694.52	708.69	779.56
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	NOV 1 IF PAID AFTER

SCHOOL PENALTY AT 10%

THOMAS WILLIAM E & STACY L

39 EAST DAWALT STREET

ORANGEVILLE PA 17859

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 3C202200000		23435
Land	3500.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007.
0584-0817	19364.00	
0.16 ACRES		

Copy 1

TAX NOTICE 2006 SCHOOL REAL ESTATE

SCOTT TOWNSHIP

MAKE CHECKS PAYABLE TO:

H. James Hock

2626 Old Berwick Road

Bloomsburg, PA 17815

HOURS Tue, Wed, Thur 12-5 pm
Last 2 weeks of Aug & Oct

PHONE 570-784-7823

FOR CENTRAL COLUMBIA SCHOOL DIST			DATE 07/01/06	BILL# 002175	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	22864	30.996	694.52	708.69	779.56
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.			694.52	708.69	779.56
			PAY THIS AMOUNT	AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE

SCHOOL PENALTY AT 10%

THOMAS WILLIAM E & STACY L

39 EAST DAWALT STREET

ORANGEVILLE PA 17859

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 3C202200000		23435
Land	3500.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007.
0584-0817	19364.00	
0.16 ACRES		

Copy 2

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COUNT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 369-6625

PHONE
(717) 369-3422

24 HOUR PHONE
(717) 784-6348

Friday, September 08, 2006

**H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-**

**WELLS FARGO BANK, N.A.
VS
WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS**

DOCKET # 143ED2006

JD # 636JD2006

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SCOTT TWP SEWER
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON SHARON KELLER

RELATIONSHIP ADJ. ASST. IDENTIFICATION _____

DATE 9-13-6 TIME 0950 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. Cate

DATE 9-13-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
WILLIAM THOMAS
39 E. DAWALT ST.
ORANGEVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Rose Sult

RELATIONSHIP Girlfriend IDENTIFICATION _____

DATE 9-11-06 TIME 1500 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 9-11-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

STACY THOMAS

39 E. DAWALT ST.

ORANGEVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Chris Dispos

RELATIONSHIP A/c IDENTIFICATION _____

DATE 9-11-6 TIME 1525 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 2543 OBR

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>9-11-6</u>	<u>1410</u>	<u>ARTER</u>	<u>CRD</u>

DEPUTY J. Cule DATE 9-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
2490 OLD BERWICK ROAD	
BLOOMSBURG	

SERVED UPON House EMPTY Posted Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-11-6 TIME 1:35 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. Carl DATE 9-11-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/5/2006

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED ON OFFICE MAIL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 9-11-06 TIME 1425 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

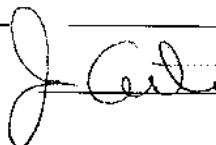
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 9-11-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/5/2006

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie LEVAN

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 9-11-6 TIME 0910 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 9-11-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 09/11/2006

Fee: \$5.00

Cert. NO: 2443

THOMAS WILLIAM E & STACY L
39 EAST DAWALT STREET
ORANGEVILLE PA 17859

District: SCOTT TWP
Deed: 0427 -0811
Location: OLD BERWICK ROAD ESP
Parcel Id:31 -3C2-022-00,000

Assessment: 22,864
Balances as of 09/11/2006

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sherriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/5/2006

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 143ED2006

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACEY L. THOMAS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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 9-11-6 TIME 0900 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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. Cullen

DATE 9-11-6

REAL ESTATE OUTLINE

ED # 143-06

DATE RECEIVED 7-5-06
DOCKET AND INDEX 9-8-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>531123</u>

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

SALE DATE	<u>Nov. 8, 06</u>	TIME <u>0900</u>
POSTING DATE	<u>Oct. 3 06</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 18</u>	
	2 ND WEEK <u>25</u>	
	3 RD WEEK <u>Nov. 1, 06</u>	

SHERIFF'S SALE

WEDNESDAY NOVEMBER 8, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 143 OF 2006 ED AND CIVIL WRIT NO. 636 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 lot of land situate on the south side of Main Street, in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, being a point 42 1/2 feet east of the line of lot now or late of Susan Reynolds and the northeast corner of lot of the late Daniel E. Hughes; AND RUNNING THENCE along said street eastwardly about 40 feet to an alley; THENCE along said alley, southwardly 173 1/4 feet to another alley; THENCE along said alley, westwardly about 40 feet in line of lot of said Hughes; THENCE along the line of said lot, northwardly 173 1/4 feet to the south side of Main Street aforesaid, to the corner, the place of BEGINNING. UPON WHICH is erected a two-story frame house and a new building on the end of the lot, size 12 feet x 22 feet.

BEING THE SAME PREMISES that Wilbur D. Kocher, Executor of the Estate of Cleon W. Peterman, deceased, by his deed dated April 26, 1989 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 427 at page 811 granted and conveyed unto Ralph C. Herrold and Patricia M. Herrold, his wife.

PREMISES: 2490 OLD BERWICK HIGHWAY

TITLE TO SAID PREMISES IS VESTED IN William E. Thomas and Stacy L. Thomas, his wife, in deed from Ralph C. Herrold and Patricia M. Herrold, his wife, dated 11-21-94, recorded 11-23-94, in book 584, page 817.

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 8, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 143 OF 2006 ED AND CIVIL WRIT NO. 636 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 lot of land situate on the south side of Main Street, in the Village of Espy, Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner, being a point 42 1/2 feet east of the line of lot now or late of Susan Reynolds and the northeast corner of lot of the late Daniel E. Hughes; AND RUNNING THENCE along said street eastwardly about 40 feet to an alley; THENCE along said alley, southwardly 173 1/4 feet to another alley; THENCE along said alley, westwardly about 40 feet in line of lot of said Hughes; THENCE along the line of said lot, northwardly 173 1/4 feet to the south side of Main Street aforesaid, to the corner, the place of BEGINNING. UPON WHICH is erected a two-story frame house and a new building on the end of the lot, size 12 feet x 22 feet.

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Plaintiff's Attorney
Daniel G. Schmieg
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Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

WELLS FARGO BANK, N.A.

vs.

WILLIAM E. THOMAS A/K/A
WILLIAM STACEY

STACY L. THOMAS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-636 Term 2005

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ 2006-ED-143

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 2490 OLD BERWICK HIGHWAY, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	\$46,738.89
Additional Fees and Costs	\$
Interest from AUGUST 31, 2006 to Sale	\$ and costs.
at \$1,122.09 per diem	

Dated

9/5/2006
(SEAL)

Fanni B. Kline/ESS
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

**Proth. & Clk. Of Sov. Courts
My Com. Ex. 1st Mon. Jan 2008**

LEGAL DESCRIPTION

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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 (If address cannot be reasonably ascertained, please so indicate.)
------	---

WILKES POOLS OF MIFFLIN	I-80 EXIT 37 MIFFLINVILLE, PA 18631
------------------------------------	--

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

None

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

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:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

None

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---


TENANT/OCCUPANT	2490 OLD BERWICK HIGHWAY BLOOMSBURG, PA 17815
------------------------	--

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

August 31, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

WILLIAM E. THOMAS A/K/A WILLIAM

STACEY

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

Defendant(s).

:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2006-CV-636**
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

WELLS FARGO BANK, N.A. , Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 **2490 OLD BERWICK HIGHWAY, 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.)

WILLIAM E. THOMAS

A/K/A WILLIAM

STACEY

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

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

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------------------------------------|---|
| WILKES POOLS OF
MIFFLIN | I-80 EXIT 37
MIFFLINVILLE, PA 18631 |
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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| 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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 2490 OLD BERWICK HIGHWAY
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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 knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

August 31, 2006
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

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Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

WILLIAM E. THOMAS A/K/A WILLIAM

STACEY

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

Defendant(s).

:
:
:
:
:
:
:
:
:
:

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-636

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: WILLIAM E. THOMAS A/K/A WILLIAM STACEY

STACY L. THOMAS

39 E. DAWALT STREET

ORANGEVILLE, PA 17859

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **2490 OLD BERWICK HIGHWAY, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$46,738.89** obtained by **WELLS FARGO BANK, N.A.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A.**, 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 better chance you will have of stopping the Sale. (See the 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 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 (215) 563-7000.
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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason 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 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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

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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.

(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))

_____, 20 _____

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A. vs WILLIAM E. THOMAS A/K/A
WILLIAM STACEY and STACY L. THOMAS

The defendant will be found at 39 E. DAWALT STREET,
ORANGEVILLE, PA. 17859

Attorney for Plaintiff

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

See attached legal description _____

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

WILLIAM E. THOMAS A/K/A WILLIAM STACEY
STACY L. THOMAS

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-636 CD Term, 2000

WRIT

ISSUED

NOW, _____, 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____, 2001, at _____ O'Clock _____ m., served the within
_____ upon _____

at _____

by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____, 20 _____

Notary Public

BY: _____
Sheriff

_____, 20 _____, See return endorsed hereon by Sheriff of
_____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff WELLS FARGO BANK, N.A.		Expiration date 2006-CV-636	
Defendant WILLIAM E. THOMAS A/K/A WILLIAM STACEY & STACY L. THOMAS		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. WILLIAM E. THOMAS A/K/A WILLIAM STACEY ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 39 E. DAWALT STREET, ORANGEVILLE, PA 17859		

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
		Expiration date	
Plaintiff WELLS FARGO BANK, N.A.			Court Number 2006-CV-636
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SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>STACY L. THOMAS</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>39 E. DAWALT STREET, ORANGEVILLE, PA 17859</u>		

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff Defendant	Telephone Number	Date
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SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 2490 OLD BERWICK HIGHWAY, BLOOMSBURG, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
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LEGAL DESCRIPTION

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BEGINNING at a corner, being a point 42 1/2 feet east of the line of lot now or late of Susan Reynolds and the northeast corner of lot of the late Daniel E. Hughes;

AND RUNNING THENCE along said street eastwardly about 40 feet to an alley;

THENCE along said alley, southwardly 173 1/4 feet to another alley;

THENCE along said alley, westwardly about 40 feet in line of lot of said Hughes;

THENCE along the line of said lot, northwardly 173 1/4 feet to the south side of Main Street aforesaid, to the corner, the place of **BEGINNING**.

UPON WHICH is erected a two-story frame house and a new building on the end of the lot, size 12 feet x 22 feet.

BEING THE SAME PREMISES that Wilbur D. Kocher, Executor of the Estate of Cleon W. Peterman, deceased, by his deed dated April 26, 1989 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 427 at page 811 granted and conveyed unto Ralph C. Herrold and Patricia M. Herrold, his wife.

PREMISES: 2490 OLD BERWICK HIGHWAY

TITLE TO SAID PREMISES IS VESTED IN William E. Thomas and Stacy L. Thomas, his wife, in deed from Ralph C. Herrold and Patricia M. Herrold, his wife, dated 11-21-94, recorded 11-23-94, in book 584, page 817.

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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
531123

DATE	AMOUNT
08/31/2006	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Francis S. Hallinan

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

531123 036001808036 150866 6