

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo NA VS Michael & Marie Hummel

NO. 150-07 ED NO. 857-07 JD

DATE/TIME OF SALE: Oct. 24 0900

BID PRICE (INCLUDES COST) \$ 6600.00

POUNDAGE - 2% OF BID \$ 132.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 67672.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John G. Glick

TOTAL DUE: \$ 67672.00

LESS DEPOSIT: \$ 8250.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 59422.00

SHERIFF'S SALE COST SHEET

Wells Fargo NA vs. Michael & Marie Hargway
 NO. 150-07 ED NO. 859-07 JD DATE/TIME OF SALE OCT. 24 6900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>46.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>456.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>755.80</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>980.80</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>46.50</u>	
TOTAL *****		\$ <u>56.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$ <u>896.74</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>901.74</u>

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2510.54

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

January 15, 2008

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: MICHAEL A. HANAWAY and MARIE M. HANAWAY

SENIOR LIEN Docket Number: **2007 cv 859 SR. Sale**

Sale Date: SENIOR SALE 10/24/2007

Property Address: 301 West 4th Street Bloomsburg, PA 17815

To the Sheriff:

Our office represents the Third Party Purchaser, Countrywide Home Loans, Inc. We purchased the above property on behalf of Countrywide Home Loans, Inc., at the above Senior Mortgage's Sale on 10/24/07. Our office purchased the property for the amount of \$66,100.00 adding poundage equaling a total of \$67672.00. On our behalf, Attorney John Flick, paid a deposit of \$8,250.00. Enclosed please find the remaining balance to complete this purchase in the amount of \$59,422.00.

Please deed the property to:

US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE
SECURITYHOLDERS OF FPABS SERIES 1998-1

Mailstop Sv-30M

400 Countrywide Way

Simi Valley, CA 93065

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

GOLDBECK MCCAFFERTY & MCKEEVER

Jamie Hughes

Post Sale Department

215-825-6323

215-825-6423 (fax)

Jhughes@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

Assignment of Bid

NO. 2007 cv 859 SR. Sale – HANAWAY
301 West 4th Street
Bloomsburg, PA 17815

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated October 24, 2007 to:

US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE
SECURITYHOLDERS OF FPABS SERIES 1998-1
Mailstop Sv-30M
400 Countrywide Way
Simi Valley, CA 93065

GOLDBECK MCCAFFERTY & MCKEEVER

Date: January 15, 2008

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

JOSEPH A. GOLDBECK, JR.

SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank, N.A. vs. Michael & Marie Hanaway

NO. 859-2007 JD
 NO. 150-2007 ED

DATE OF SALE: October 24, 2007

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 24, 2007 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to US Bank National Association for the price or sum of \$67,672.00 (Sixty Seven Thousand Six Hundred Seventy Two 00/100) Dollars. US Bank National Association being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	66,100.00	
Poundage		1,322.00	
Transfer Taxes		-0-	
Total Needed to Purchase	\$		67,672.00
Amount Paid Down			8,250.00
Balance Needed to Purchase			59,422.00

EXPENSES:

Columbia County Sheriff - Costs	\$	421.50	
Poundage		1,322.00	\$ 1,743.50
Newspaper			755.80
Printing			-0-
Solicitor			75.00
Columbia County Prothonotary			10.00
Columbia County Recorder of Deeds - Deed copy work			41.50
Realty transfer taxes			-0-
State stamps			-0-
Tax Collector (Mary Ward-Bloomsburg)			896.74
Columbia County Tax Assessment Office			5.00
State Treasurer			140.00
Other: Web Posting			150.00
Lien Search Certificate			250.00
Notary			15.00
TOTAL EXPENSES:	\$		4,082.54

Total Needed to Purchase	\$	67,672.00	
Less Expenses		4,082.54	
Net to First Lien Holder		63,589.46	
Plus Deposit		1,350.00	
Total to First Lien Holder	\$		64,939.46

Sheriff's Office, Bloomsburg, Pa.
 October 31, 2007

So answers

[Signature]

Sheriff

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST BANK

3-7380/2360

01/14/2008

PAY
TO THE
ORDER OF

Recorder of Columbia County

\$ **1,598.82

ONE THOUSAND FIVE HUNDRED NINETY-EIGHT AND 82 / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Hanaway, Marie M. (Transfer Taxes)

[Signature]
AUTHORIZED SIGNATURE

⑈322658⑈ ⑆23607380⑆ 70 100018⑈

322658

Security features. Details on back.



One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-567-0072
Email: patricia.mcnally@fedphic.com

PHELAN HALLINAN &
SCHMIEG, LLP

Fax

To:	Sheriff Chamberlain	From:	Patty McNally
Fax:	570-389-5625	Date:	1/7/2008
Phone:		Pages:	1 (Including cover page)
Re:	Wells Fargo Bank, N.A. vs. Michael Hanaway Property: 301 West 4 th Street	Attn:	

Dear Sheriff Chamberlain:

Has the third party purchaser completed settlement yet? Have third party funds been sent to our office?

Very truly yours,

Patty McNally
Patty McNally
For Phelan Hallinan & Schmieg, LLP

*I have spoken with the Atty for
the 3rd party and the issue should
be resolved very shortly.*

*Tom
Chamberlain*

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-567-0072
Email: pattiemcnally@fedphc.com

PHELAN HALLINAN &
SCHMIEG, LLP

Fax

To:	Columbia Sheriff's Office	From:	Patty McNally
Fax:	570-389-5625	Date:	12/7/2007
Phone:		Pages:	1 (Including cover page)
Re:	Hanaway, Michael Foreclosure No. 2007-CV-859-MF	Attn:	Sheriff Timothy T. Chamberlain

Dear Sheriff Chamberlain:

Can you provide a status of the third party funds for the above referenced action? Have they been mailed to our office?

Very truly yours,

Patty McNally
Patty McNally
For Phelan Hallinan & Schmieg, LLP

12-10 Patty
12-13 called Patty

I called the post sale Dept.
last week to advise the property
cannot be ~~deeded~~ deeded this way.
I suggest you call the Register/Recorder's
office 570-389-5634
TC

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Telecopier (215) 567-0072
Genevieve.Mautz@fedphe.com

Genevieve Mautz
Extension 1409

Representing Lenders in
Pennsylvania and New Jersey

October 30, 2007

Office of the Sheriff
Columbia County Courthouse

RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
v. MICHAEL A. HANAWAY and MARIE M. HANAWAY
No.: 2007-CV-859-MF
Premises: 301 WEST FOURTH STREET
BLOOMSBURG, PA 17815
Sale Price: \$66,100.00

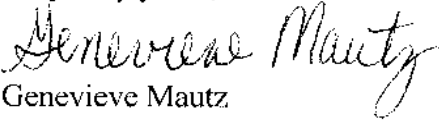
Dear Sir or Madam:

Enclosed please find our office's Claim against the proceeds of the Sheriff's sale for the above-foreclosed property. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

Once the Schedule of Distribution and Deed are prepared we would greatly appreciate it if your office could fax us a copy at the above fax number.

Thank you in advance for your assistance with respect to this matter.

Very truly yours,


Genevieve Mautz
For Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Atty. I.D. No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Attorney for Plaintiff

Court of Common Pleas

Civil Division

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

v.

No. 2007-CV-859-MF

MICHAEL A. HANAWAY
MARIE M. HANAWAY
301 WEST FOURTH STREET
BLOOMSBURG, PA 17815

CLAIM

To the Sheriff of Columbia County, Pennsylvania:

Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., by and through its attorney, Phelan Hallinan & Schmieg, LLP, does hereby file a Claim against the Proceeds of a Sheriff's Sale held on 10/24/07 of premises situate at 301 WEST FOURTH STREET, BLOOMSBURG, PA 17815. WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. is the holder of a mortgage recorded 4/30/96 in Volume Book 622, Page 1044.

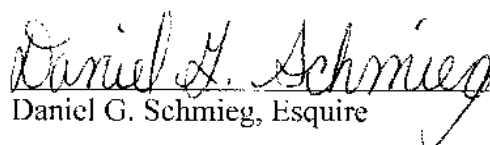
Principal	\$55,567.68
Interest	\$6,108.72
Escrow	\$1,013.16
Corporate Advances	\$2,935.00
Late Charges	\$199.20

Total	\$65,823.76
--------------	--------------------

Sheriff's Deposit	\$1,350.00
--------------------------	-------------------

Total	\$67,173.76
--------------	--------------------

Date: October 30, 2007


Daniel G. Schmieg, Esquire

GOLDBECK MCCAFFERTY & MCKEEVER

Suite 5000 Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

www.goldbecklaw.com

October 26, 2007

SHERIFF OF COLUMBIA COUNTY

Real Estate Division

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: MICHAEL A. HANAWAY and MARIE M. HANAWAY

SENIOR LIEN Docket Number: **2007 cv 859 SR. Sale**

Sale Date: SENIOR SALE 10/24/2007

Property Address: 301 West 4th Street Bloomsburg, PA 17815

To the Sheriff:

Our office represents the Third Party Purchaser, Countrywide Home Loans, Inc. We purchased the above property on behalf of Countrywide Home Loans, Inc., at the above Senior Mortgage's Sale on 10/24/07. Our office purchased the property for the amount of \$66,100.00 adding poundage equaling a total of \$67,672.00. On our behalf, Attorney John Flick, paid a deposit of \$8,250.00. Enclosed please find the remaining balance to complete this purchase in the amount of \$59,422.00.
Please deed the property to:

US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE
SECURITYHOLDERS OF FPABS SERIES 1998-1

Mailstop Sv-30M

400 Countrywide Way

Simi Valley, CA 93065

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

GOLDBECK MCCAFFERTY & MCKEEVER

Jamie Hughes

Post Sale Department

215-825-6323

215-825-6423 (fax)

Jhughes@goldbecklaw.com

Jeff Nefferdorf

Post Sale Department (FHA & VA)

215-825-6343

215-825-6443 (fax)

Jnefferdorf@goldbecklaw.com

Antoniette Black – Manager

Sale/Post Sale Department

215-825-6347

215-825-6447 (fax)

Abblack@goldbecklaw.com

Assignment of Bid

NO. 2007 cv 859 SR. Sale – HANAWAY
301 West 4th Street
Bloomsburg, PA 17815

I, Joseph A. Goldbeck, Jr., Esquire, as attorney for the successful bidder, hereby assign my bid at the Sheriff Sale dated October 24, 2007 to:

US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE
SECURITYHOLDERS OF FPABS SERIES 1998-1
Mailstop Sv-30M
400 Countrywide Way
Simi Valley, CA 93065

GOLDBECK MCCAFFERTY & MCKEEVER

Date: October 26, 2007


JOSEPH A. GOLDBECK, JR.

One Penn Center at Suburban Station
1617 JFK Boulevard
Suite 1400
Philadelphia, PA 19103-1814

Phone: 215-320-0007, ext. 1213
Fax: 215-567-0072

**PHELAN HALLINAN &
SCHMIEG, LLP**

Fax

Columbia Sheriff's Office

From: Brenda Lee Mitchell

Fax: # 570-389-5636

Date: 11/26/2007

LOAN #

Pages: 2 (including cover)

Re: Wells Fargo Home Mortgage vs. Banaway Michael

CC:

Court # 2007-CV-859-MF

FHA/VA: 10-10-6-0506821

Status of Funds

ATTN: Trudi

Hi Trudi,

Can you provide a status of funds for the above reference property, which was sold on 10/24/07.

Thanks



Brenda Lee Mitchell
For Phelan Hallinan & Schmieg, LLP

113208

SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank, N.A. VS. Michael & Marie Hanaway
 NO. 859-2007 JD
 NO. 150-2007 ED DATE OF SALE: October 24, 2007

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 24, 2007 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to US Bank National Association for the price or sum of \$67,672.00 (Sixty Seven Thousand Six Hundred Seventy Two 00/100) Dollars. US Bank National Association being the highest and best bidder, and that the highest and best price bidden for the same, which I have applied as follows:

Bid Price	\$ 66,100.00	
Poundage	1,322.00	
Transfer Taxes	-0-	
Total Needed to Purchase		\$ 67,672.00
Amount Paid Down		8,250.00
Balance Needed to Purchase		59,422.00

EXPENSES:

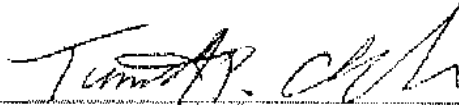
Columbia County Sheriff - Costs	\$ 421.50	
Poundage	1,322.00	\$ 1,743.50
Newspaper		755.80
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	41.50
	Realty transfer taxes	-0-
	State stamps	-0-
Tax Collector (Mary Ward-Bloomsburg)		396.74
Columbia County Tax Assessment Office		5.00
State Treasurer		140.00
Other: Web Posting		150.00
Lien Search Certificate		250.00
Notary		15.00
TOTAL EXPENSES:	\$	4,082.54

Total Needed to Purchase	\$ 67,672.00
Less Expenses	4,082.54
Net to First Lien Holder	63,589.46
Plus Deposit	1,350.00
Total to First Lien Holder	\$ 64,939.46

Sheriff's Office, Bloomsburg, Pa.

October 31, 2007

So answers



Sheriff

SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank, N.A. VS. Michael & Marie Hanaway

NO. 859-2007 JD DATE OF SALE: October 24, 2007

NO. 150-2007 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 24, 2007 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to US Bank National Association for the price or sum of \$67,672.00 (Sixty Seven Thousand Six Hundred Seventy Two 00/100) Dollars. US Bank National Association being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	66,100.00	
Poundage		1,322.00	
Transfer Taxes		-0-	
Total Needed to Purchase	\$		67,672.00
Amount Paid Down			8,250.00
Balance Needed to Purchase			59,422.00

EXPENSES:

Columbia County Sheriff - Costs	\$	421.50	
Poundage		1,322.00	\$ 1,743.50
Newspaper			755.80
Printing			-0-
Solicitor			75.00
Columbia County Prothonotary			10.00
Columbia County Recorder of Deeds - Deed copy work			41.50
Realty transfer taxes			-0-
State stamps			-0-
Tax Collector (Mary Ward-Bloomsburg)			896.74
Columbia County Tax Assessment Office			5.00
State Treasurer			140.00
Other: Web Posting			150.00
Lien Search Certificate			250.00
Notary			15.00
TOTAL EXPENSES:	\$		4,082.54

Total Needed to Purchase	\$	67,672.00	
Less Expenses		4,082.54	
Net to First Lien Holder		63,589.46	
Plus Deposit		1,350.00	
Total to First Lien Holder	\$		64,939.46

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

COMPLETE THIS SECTION ON DELIVERY

2. J 3. Also complete
d Delivery is desired.
nd address on the reverse
urn the card to you.
the back of the mailpiece,
pace permits.

h of PA
PA 17105

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *T. DOYLE* AUG 08 9 AM
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

January 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

2. J 3. Also complete
d Delivery is desired.
nd address on the reverse
urn the card to you.
the back of the mailpiece,
pace permits.

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *ROBERTA COLLIER* 8/9
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

January 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *ROBERTA COLLIER* AUG 08 2007
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *ROBERTA COLLIER* 8/9
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *ROBERTA COLLIER* AUG 08 2007
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *ROBERTA COLLIER* 8/9
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

Return Receipt

102595-02-M-1540

HOUSE SERVICE
PORT GROUP
N FEDERAL BUILDING
RT ROOM 3259
PA 19106

7006 2760 0004 5957 7698

760 0004 5957 7704

706 2760 0004 5957 7667

SALF:

COUNTRYWIDE HOME LOANS INC.
7105 Corporate Drive
PTX C-35
Plano, TX 75024-3632

Claimant

vs.

MICHAEL A. HANAWAY
MARIE M. HANAWAY
301 West 4th Street
Bloomsburg, PA 17815

Defendants

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

**STATEMENT OF AMOUNTS OWED BY JUNIOR MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY**

To the Sheriff of Columbia County, Pa.:

COUNTRYWIDE HOME LOANS INC. (Junior Mortgage), does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on October 24, 2007 for the property located at 301 West 4th Street Bloomsburg PA 17815. COUNTRYWIDE HOME LOANS INC. is the holder of a junior mortgage; claims as follows:

Principal Balance	\$19,460.46
Interest to 10/24/2007	

Attorney's Fee	\$973.02
Late Charges	

Advances by Plaintiff to pay taxes, insurance and escrow items	
See <u>Extraco Mortgage v. Williams</u> 2002 WL 1737474 (Pa. Super. 2002)	

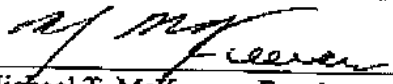
\$20,433.48

Sale Results: The property was sold to a Third Party for the amount of \$67,672.00

Date: October 30, 2007

GOLDBECK McCAFFERTY & McKEEVER

By:


Michael T. McKeever, Esquire
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
mmckeever@goldbecklaw.com
(215) 825-6303 (Direct)
Fax (215) 825-6403

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

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

vs.

MICHAEL A. HANAWAY

MARIE M. HANAWAY

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-859-MF Term 200

2007-ED-150

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 7/21/07 to Sale
at \$10.41per diem

\$63,325.99
\$ 2,730.00
\$.....and costs.

Dated 08-03-07
(SEAL)

Tamara B. Kline,
Barbara J. Schmitt
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. Chy dpt

Proth. & Clk. Of Sev. Courts
My Com. Ex. To Dec. Jan 2008

COUNTRYWIDE HOME LOANS INC.
7105 Corporate Drive
PTX C-35
Plano, TX 75024-3632

Claimant

vs.

MICHAEL A. HANAWAY
MARIE M. HANAWAY
301 West 4th Street
Bloomsburg, PA 17815

Defendants

In the Court of
Common Pleas
of Columbia County

CIVIL ACTION - LAW

**STATEMENT OF AMOUNTS OWED BY JUNIOR MORTGAGE HOLDER
FOLLOWING THE SHERIFF SALE OF THE PROPERTY TO A THIRD
PARTY**

To the Sheriff of Columbia County, Pa.:

COUNTRYWIDE HOME LOANS INC. (Junior Mortgage), does hereby file a Claim against the Proceeds of a Sheriff's Sale entered to the above number held on October 24, 2007 for the property located at 301 West 4th Street Bloomsburg PA 17815. COUNTRYWIDE HOME LOANS INC. is the holder of a junior mortgage; claims as follows:

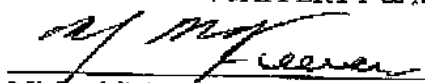
Principal Balance	\$19,460.46
Interest to 10/24/2007	
Attorney's Fee	\$973.02
Late Charges	
Advances by Plaintiff to pay taxes, insurance and escrow items	
See <u>Extraco Mortgage v. Williams</u> 2002 WL 1737474 (Pa. Super. 2002)	
	<hr/>
	\$20,433.48

Sale Results: The property was sold to a Third Party for the amount of \$67,672.00.

Date: October 30, 2007

GOLDBECK McCAFFERTY & McKEEVER

By:


Michael T. McKeever, Esquire
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
mmckeever@goldbecklaw.com
(215) 825-6303 (Direct)
Fax (215) 825-6403

313939

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION**

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

FIRSTTRUST BANK

3-7380/2360

10/24/2007

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ **59,422.00

FIFTY-NINE THOUSAND FOUR HUNDRED TWENTY-TWO AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



Security features. Details on back.

MEMO

Hanaway

AUTHORIZED SIGNATURE

⑈313939⑈ ⑆23807380⑆ 70 1100018⑈

GOLDBECK McCAFFERTY & McKEEVER

10/24/2007

313939

Sheriff of Columbia County

\$59,422.00

Hanaway

Mortgage Disbursement

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

CASHIER'S CHECK



**Columbia County
Farmers National Bank**
Benton • Benton • Benton • Benton
Millville • Oceanville • Seaside
0313 Bloomsburg, PA 17815

026854

REMITTER

JOHN FLICK

DATE OCTOBER 24, 2007

PAY TO THE
ORDER OF

****COLUMBIA COUNTY SHERIFF****

\$ 8,250.00

60-1476313
3000101602

COLUMBIA COUNTY 8,250.00 DOLLARS
FARMERS NATIONAL

DOLLARS

AUTH. SIG.

Barbara M. Flick

⑈026854⑈ ⑆031314765⑆ 3000101602⑈

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
PA (215) 627-1322
Fax (215) 627-7734
www.goldbecklaw.com

October 23, 2007

Attn: Attorney John Flick

Re: MICHAEL A. HANAWAY
Docket #: 2007 cv 859 SR. Sale
Sheriff's Sale Date: Wednesday, October 24, 2007

SHERIFF SALE OF PROPERTY

A BIDDING NOTICE TO BIDDERS WILL BE GIVEN IN THE COURSE OF THE SALE OF THE ABOVE captioned matter. Please start bidding at the upset of the first of \$66,100.00 until our upset bid of \$82,500.00.

If you are the successful bidder please advise the Sheriff to deed the property in the name of: US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR THE SECURITYHOLDERS OF FPABS SERIES 1998-1, Mailstop Sv-30M 400 Countrywide Way Simi Valley, Ca 93065 Attn: Tania Ramos .

Very truly yours,
GOLDBECK McCAFFERTY & McKEEVER
Amy Gough, Legal Assistant
Phone: (215) 825-6348 (direct dial)
Fax: (215) 825-6448
Email: agough@goldbecklaw.com

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

STATE OF PENNSYLVANIA

COUNTY OF COLUMBIA

SS

Paula J. Barry 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 3, 10, 17, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 October 2007

My commission expires

COMMONWEALTH OF PENNSYLVANIA
(Notary Public)
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

BLOOMSBURG SCHOOL DISTRICT

2007 SCHOOL REAL ESTATE DATE 07/07 707 BILL# 001212 TAXCOLLECTOR COPY

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY E. WARD

301 East Second Street

Bloomsburg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	22520	36.200	798.92	815.22	896.74

INSTALLMENT PLAN

	First payment	271.74	ASSESSED VALUE	22520	815.22	798.92	815.22	896.74
	Second Payment	271.74				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
	Final Payment	271.74	TAXABLE ASSESSMENT	22520	815.22	AUG 31	OCT 31	OCT 31

M

A HANAWAY MICHAEL A & MARIE A

I 301 WEST 4TH STREET

L BLOOMSBURG PA 17815

T

O

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05W04 31400000		14725
301 W FOURTH ST	3795.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2006
0622-1840	18725.00	
0.15 ACRES		

NAME AND ADDRESS CORRECTION REQUESTED

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

Monday, August 06, 2007

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

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

VS

**MICHAEL A. HANAWAY
MARIE M. HANAWAY**

DOCKET # 150ED2007

JD # 859JD2007

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, Esquire
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., S/B/M TO	:	COLUMBIA COUNTY
WELLS FARGO HOME MORTGAGE, INC.,	:	
F/K/A NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-859-MF
	:	
v.	:	
MICHAEL A. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	
	:	
MARIE M. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MICHAEL A. HANAWAY	MARIE M. HANAWAY
301 WEST FOURTH STRET	301 WEST FOURTH STRET
BLOOMSBURG, PA 17815	BLOOMSBURG, PA 17815

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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **301 WEST FOURTH STRET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on October 24, 2007, 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 **\$63,325.99** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale, you must take immediate action:

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (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**

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

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

Monday, August 06, 2007

**FIRST PLUS BANK
18302 IRVINE BLVD
TUSTIN, CA 92780-**

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

VS

**MICHAEL A. HANAWAY
MARIE M. HANAWAY**

DOCKET # 150ED2007

JD # 859JD2007

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, Esquire
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., S/B/M TO	:	COLUMBIA COUNTY
WELLS FARGO HOME MORTGAGE, INC.,	:	
F/K/A NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-859-MF
	:	
v.	:	
MICHAEL A. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	
	:	
MARIE M. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	

Defendant(s).

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

TO: MICHAEL A. HANAWAY	MARIE M. HANAWAY
301 WEST FOURTH STRET	301 WEST FOURTH STRET
BLOOMSBURG, PA 17815	BLOOMSBURG, PA 17815

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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **301 WEST FOURTH STRET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff’s Sale on October 24, 2007, 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 **\$63,325.99** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER’S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF’S SALE

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

- The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** the back payments, late charges, costs and reasonable attorney’s fees due. To find out how much you must pay, you may call (215) 563-7000.
- 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.
- 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**

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

150
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

September 24, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.
v. MICHAEL A. HANAWAY and MARIE M. HANAWAY
COLUMBIA COUNTY, NO. 2007-CV-859-MF

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 10/24/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

) CIVIL ACTION

vs.

MICHAEL A. HANAWAY
MARIE M. HANAWAY

) CIVIL DIVISION
) NO. 2007-CV-859-MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE,
INC.** 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: September 24, 2007


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

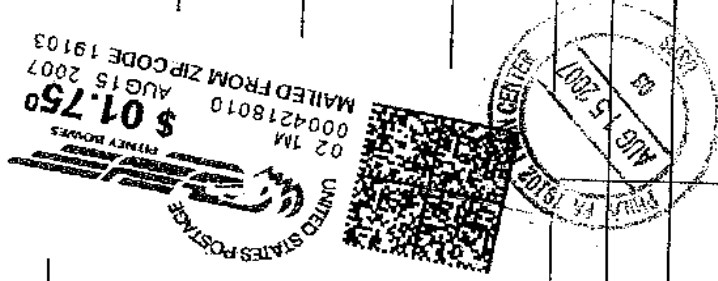
Name and
Address
of Sender

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

TEAM 3

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 301 WEST FOURTH STREET BLOOMSBURG, PA 17815		
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		FIRST PLUS BANK A CALIFORNIA CORPORATION 18302 IRVINE BLVD #300 TUSTIN, CA 92780		
5		SUSQUEHANNA BANK, PA P.O. BOX 639 SBI LOAN CENTER-KAY BARD MAUGANSVILLE, MD 21767		
6				
7				
8				
9				
10				
11				
12				
13				
14		RE:MICHAEL A. HANAWAY PHS #143268. TEAM 3/GUY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



150

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

September 26, 2007

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

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

vs.

**MICHAEL A. HANAWAY
MARIE M. HANAWAY
COLUMBIA- No. 2007-CV-859-MF
Action in Mortgage Foreclosure
Premises: 301 WEST FOURTH STRET
BLOOMSBURG, PA 17815**

Dear Sir/Madame:

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,

KXO

Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

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

Columbia County
No 2007-CV-859-MF

Defendant(s): MICHAEL A. HANAWAY
MARIE M. HANAWAY

Our File#143268
Type of Action
- Notice of Sheriff's Sale

Serve: MICHAEL A. HANAWAY
Address: 301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

Sale Date: 10-24-07

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****
ONE CAN NOT ACCEPT FOR THE OTHER

SERVED

Served and made known to MICHAEL A. HANAWAY, Defendant, on the 4th day of SEPTEMBER
2007, at 8:49 o'clock A.m., at 301 West 4th St., Bloomsburg, 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 40^s Height 5'7" Weight 165 Race W Sex M Other _____

I, RONALD MOLL, 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.

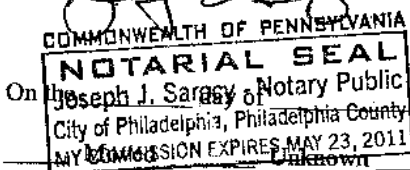
Sworn to and subscribed
before me this 4 day
of Sept, 2007

Notary: _____

By: _____

Ronald Moll

NOT SERVED



On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary: _____

By: _____

Attorney for Plaintiff

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

8/20/07 @ 12:45 pm 8/26/07 @ 8:50 pm

Two(2) ATTEMPTS!

AFFIDAVIT OF SERVICE

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

Columbia County
No 2007-CV-859-MF

Defendant(s): MICHAEL A. HANAWAY
MARIE M. HANAWAY

Our File#143268
Type of Action
- Notice of Sheriff's Sale

Serve: MARIE M. HANAWAY
Address: 301 WEST FOURTH STREET
BLOOMSBURG, PA 17815

Sale Date: 10-24-07

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES
ONE CAN NOT ACCEPT FOR THE OTHER

SERVED

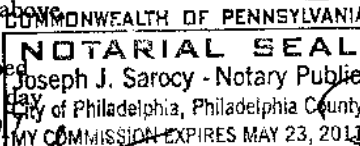
Served and made known to MARIE M. HANAWAY, Defendant, on the 6th day of SEPTEMBER 2007 at 8:56 o'clock P.m., at 434 Summer Hill Rd., BERWICK, Commonwealth of PA, in the manner described below:

☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is Mother.
☐ 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 60 Height 5'0" Weight 145 Race W Sex F Other

I, RONALD MOLL, 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 6 day of SEPT, 2007.
Notary: [Signature] By: Ronald Moll



NOT SERVED

On the 4th day of SEPTEMBER, 2007, at 8:49 o'clock A.m., Defendant NOT FOUND because:

☒ Moved ☐ Unknown ☐ No Answer ☐ Vacant
Other: 1ST ATTEMPT 8/20/07 @ 12:45 pm
2ND ATTEMPT 8/26/07 @ 8:50 pm
3RD ATTEMPT PER MICHAEL HANAWAY: Defendant vacated SA approximately six years ago and currently resides @ 434 Summer Hill Rd., BERWICK, PA.

Other:

Sworn to and subscribed before me this 6 day of SEPT, 2007.

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) 389-5625

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.

MICHAEL & MARIE HANAWAY

WRIT OF EXECUTION #150 OF 2007 ED

POSTING OF PROPERTY

September 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MICHAEL & MARIE HANAWAY. AT 301 W. 4TH STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2007

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) 784-6360

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

VS

Docket # 150ED2007

MORTGAGE FORECLOSURE

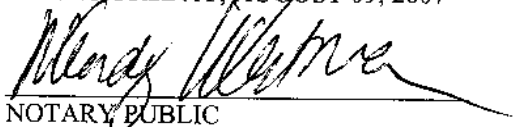
MICHAEL A. HANAWAY
MARIE M. HANAWAY

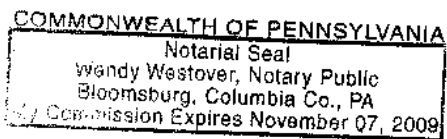
AFFIDAVIT OF SERVICE

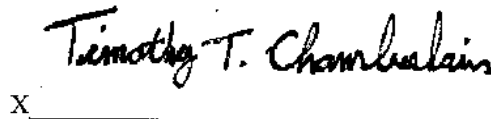
NOW, THIS WEDNESDAY, AUGUST 08, 2007, AT 3:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARIE HANAWAY AT 301 WEST 4TH STREET, BLOOMSBURG BY HANDING TO MICHAEL HANAWAY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

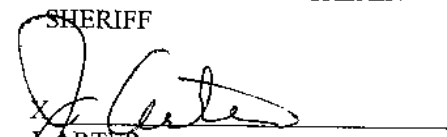
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, AUGUST 09, 2007


NOTARY PUBLIC




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) 784-6300

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

VS

Docket # 150ED2007

MORTGAGE FORECLOSURE

MICHAEL A. HANAWAY
MARIE M. HANAWAY

AFFIDAVIT OF SERVICE

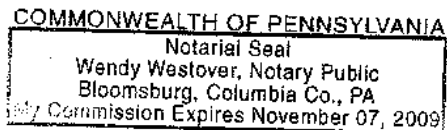
NOW, THIS WEDNESDAY, AUGUST 08, 2007, AT 3:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MICHAEL HANAWAY AT 301 WEST 4TH STREET, BLOOMSBURG BY HANDING TO MICHAEL HANAWAY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, AUGUST 09, 2007



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. CARTER
DEPUTY SHERIFF



Susquehanna Bank PA
P.O. Box 639
Maugansville, MD 21767-0639
Toll free 888.722.7270

August 14, 2007

Timothy 'T'. Chamberlain
Sheriff of Columbia County
PO Box 380
Bloomsburg PA 17815

RE: Sheriff Sale – Docket #150ED2007
Marie M. Hanaway

Dear Mr. Chamberlain,

We've received your notice of an upcoming Sheriff sale on the above referenced borrower. We have an outstanding judgment against Marie only dated 12/2/05 @ \$6,395.47 CASE #2005-CV-1515. Unfortunately, this is continuing to accrue interest as well as collection fees so the full payoff is \$10,406.90.

If you have any further questions or require any additional information, please contact me at 888-722-7270, extension 8120.

Thank you.

Sincerely,

Bonnie Stanton

Bonnie Stanton
Specialist II
Susquehanna Loan Center
PO Box 639
Maugansville, MD 21767
1-888-722-7270 x 8120

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 150ED2007

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

DEFENDANT MICHAEL A. HANAWAY
MARIE M. HANAWAY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MICHAEL HANAWAY
301 WEST 4TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Michael

RELATIONSHIP DEF IDENTIFICATION _____

DATE 8-8-7 TIME 1520 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Cuta

DATE 8-8-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 150ED2007

PLAINTIFF

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

DEFENDANT

MICHAEL A. HANAWAY
MARIE M. HANAWAY

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MARIE HANAWAY
301 WEST 4TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Michael

RELATIONSHIP Husband IDENTIFICATION _____

DATE 8-8-7 TIME 1520 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

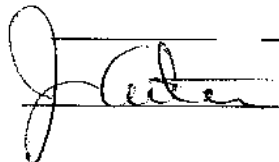
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-8-7

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Board of Directors

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

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

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Michael Upton

August 7, 2007

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

RE: Michael A. Hanaway
Marie M. Hanaway
301 West Fourth Street
Bloomsburg, Pa. 17815

Docket # 150ED2007 JD# 859JD2007

Dear Sheriff Chamberlain:

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

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

Sincerely,



Jeanette Cashner
Office Manager

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 08/06/2007

Fee: \$5.00

Cert. NO: 3707

HANAWAY MICHAEL A & MARIE A
301 WEST 4TH STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0243 -1106
Location: 301 W 4TH ST
Parcel Id: 05W-04 -314-00,000

Assessment: 22,520
Balances as of 08/06/2007

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 150ED2007

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

DEFENDANT MICHAEL A. HANAWAY

MARIE M. HANAWAY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BLOOMSBURG SEWER

2ND STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHNER

RELATIONSHIP Municipal Office Manager IDENTIFICATION _____

DATE 8-6-7 TIME 1450 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. Clark

DATE

8-6-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 150ED2007

PLAINTIFF

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

DEFENDANT

MICHAEL A. HANAWAY
MARIE M. HANAWAY

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in MAIL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-6-7 TIME 1455 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 8-6-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 150ED2007

PLAINTIFF

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

DEFENDANT

MICHAEL A. HANAWAY
MARIE M. HANAWAY

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maurice Gil

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-6-7 TIME 1430 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 8-6-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 150ED2007

PLAINTIFF

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

DEFENDANT

MICHAEL A. HANAWAY
MARIE M. HANAWAY

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 Cleric IDENTIFICATION _____

DATE 8-6-7 TIME 1405 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

DATE 8-6-7

REAL ESTATE OUTLINE

ED # 170 07

DATE RECEIVED 8-3-07
DOCKET AND INDEX 4-1-07

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>617057</u>

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

SALE DATE	<u>Oct. 24, 07</u>	TIME <u>7:00</u>
POSTING DATE	<u>Sept. 11, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 3</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 27</u>	

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 150 OF 2007 ED AND CIVIL WRIT NO. 859 OF 2007 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 in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO.: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-314-00,000

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 OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 150 OF 2007 ED AND CIVIL WRIT NO. 859 OF 2007 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 in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO.: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-314-00,000

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

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

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

vs.

MICHAEL A. HANAWAY

MARIE M. HANAWAY

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2007-CV-859-MF Term 200__

2007-1515-1500

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due
Additional Fees and Costs
Interest from 7/21/07 to Sale
at \$10.41per diem

\$63,325.99
\$ 2,730.00
\$.....and costs.

Dated 08 03 - 07
(SEAL)

Tamara B. Kline
Barbara A. Schutte
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna. Chf. Dep.

[Faint, illegible text]

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

MICHAEL A. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

MARIE M. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

Defendant(s).


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-859-MF
:
:
:
:
:

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- (X) an FHA Mortgage
- () non-owner occupied
- () vacant
- () Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

MICHAEL A. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

MARIE M. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

Defendant(s).


: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2007-CV-859-MF
:
:
:
:
:

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- (X) an FHA Mortgage
- () non-owner occupied
- () vacant
- () Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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., S/B/M TO WELLS	:	COLUMBIA COUNTY
FARGO HOME MORTGAGE, INC., F/K/A	:	
NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-859-MF
	:	
v.	:	
	:	
MICHAEL A. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	
	:	
MARIE M. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	

Defendant(s).

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., 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 **301 WEST FOURTH STRET, BLOOMSBURG, PA 17815.**

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

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

MICHAEL A. HANAWAY	301 WEST FOURTH STRET
	BLOOMSBURG, PA 17815

MARIE M. HANAWAY	301 WEST FOURTH STRET
	BLOOMSBURG, PA 17815

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

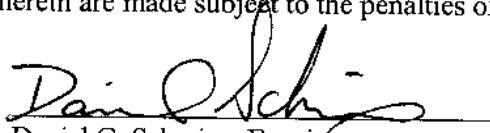
NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
------	---

SAME AS ABOVE

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.) |
|-----------------------------|---|
| SUSQUEHANNA BANK, PA | P.O. BOX 639 SBI LOAN CENTER-KAY BARD
MAUGANSVILLE, MD 21767 |
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.) |
|---|---|
| FIRST PLUS BANK
A CALIFORNIA CORPORATION | 18302 IRVINE BLVD #300
TUSTIN, CA 92780 |
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 | 301 WEST FOURTH STRET
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 2, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	:	COLUMBIA COUNTY
3476 STATEVIEW BOULEVARD	:	COURT OF COMMON PLEAS
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2007-CV-859-MF
	:	
v.	:	
	:	
MICHAEL A. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	
	:	
MARIE M. HANAWAY	:	
301 WEST FOURTH STRET	:	
BLOOMSBURG, PA 17815	:	

Defendant(s).

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., 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 **301 WEST FOURTH STRET, BLOOMSBURG, PA 17815.**

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
MICHAEL A. HANAWAY	301 WEST FOURTH STRET BLOOMSBURG, PA 17815
MARIE M. HANAWAY	301 WEST FOURTH STRET BLOOMSBURG, PA 17815

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

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

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.)

SUSQUEHANNA BANK, PA

**P.O. BOX 639 SBI LOAN CENTER-KAY BARD
MAUGANSVILLE, MD 21767**

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.)

**FIRST PLUS BANK
A CALIFORNIA CORPORATION**

**18302 IRVINE BLVD #300
TUSTIN, CA 92780**

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

**301 WEST FOURTH STRET
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

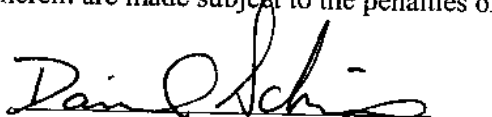
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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 2, 2007
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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., S/B/M TO	:	COLUMBIA COUNTY
WELLS FARGO HOME MORTGAGE, INC.,	:	
F/K/A NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
3476 STATEVIEW BOULEVARD	:	
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	
	:	NO. 2007-CV-859-MF
	:	
	:	
	:	

v.
MICHAEL A. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

MARIE M. HANAWAY
301 WEST FOURTH STRET
BLOOMSBURG, PA 17815

Defendant(s).
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MICHAEL A. HANAWAY	MARIE M. HANAWAY
301 WEST FOURTH STRET	301 WEST FOURTH STRET
BLOOMSBURG, PA 17815	BLOOMSBURG, PA 17815

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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **301 WEST FOURTH STRET, 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 **\$63,325.99** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE
To prevent this Sheriff's Sale, you must take immediate action:

- 1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.,** the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (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**

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

SHERIFF'S RETURN

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

Plaintiff

vs.

MICHAEL A. HANAWAY
MARIE M. HANAWAY

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2007-CV-859-MF CD Term,
200_

WRIT

ISSUED

NOW, _____ 200_, 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, _____ 200_, 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

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

301 WEST FOURTH STRET, BLOOMSBURG, PA


17815

Attorney for Plaintiff

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

See attached legal description

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

_____, 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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

301 WEST FOURTH STRET, BLOOMSBURG, PA


17815

Attorney for Plaintiff

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

See attached legal description

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STREET, BLOOMSBURG, PA 17815

17815


301 WEST FOURTH STREET, BLOOMSBURG, PA

_____, 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

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

17815


301 WEST FOURTH STRET, BLOOMSBURG, PA

_____, 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

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

17815


301 WEST FOURTH STRET, BLOOMSBURG, PA

_____.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

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

_____, 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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs MICHAEL A. HANAWAY and MARIE M. HANAWAY

The defendant(s) will be found at 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

301 WEST FOURTH STRET, BLOOMSBURG, PA

17815

_____, Attorney for Plaintiff

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

See attached legal description

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., NORWEST MORTGAGE, INC.	Court Number 2007-CV-859-MF
--	--------------------------------

Defendant MICHAEL A. HANAWAY & MARIE M. HANAWAY	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. MICHAEL A. HANAWAY	
ADDRESS (Street or RFD, Apartment No., City, Boru, Twp., State and Zip Code) 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815	

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
---	-----------------------------------	------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
NORWEST MORTGAGE, INC.

Court Number

2007-CV-859-MF

Defendant

MICHAEL A. HANAWAY & MARIE M. HANAWAY

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

MARIE M. HANAWAY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

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 XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

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., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,
NORWEST MORTGAGE, INC.

Court Number
2007-CV-859-MF

Defendant
MICHAEL A. HANAWAY & MARIE M. HANAWAY

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.
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
301 WEST FOURTH STRET, 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.

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 XX 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

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF: _____ Court Number

RETURNED:

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

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

| DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815
Tax Parcel #05W-04-314-00,000

DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, at the northwest corner of Fourth and West Streets in said Town, bounded and described as follows, to-wit:

BEGINNING at the northwest corner of Fourth and West Streets; thence along said West Street, north one hundred ten (110 feet) feet two (2 inches) inches to line of land late of W.R. Ringrose; thence westwardly along land late of W.R. Ringrose, eighty (80 feet) feet to lot late of W.H. Cook; thence southwardly along line of land late of W.H. Cook thirty-five (35 feet) feet two (2 inches) inches to land late of Bromly, now Murray; thence east along the same thirty-three (33 feet) feet to a point; thence south along the same seventy-five (75 feet) feet to Fourth Street; thence eastwardly along said Fourth Street forty-seven (47 feet) feet to the place of beginning. On which is erected a two story frame dwelling house.

BEING the same premises conveyed to C. Doyle Maust and Ruth K. Maust, his wife, by deed dated June 27, 1969, and recorded in Columbia County Deed Book 243 at page 1106.

PARCEL IDENTIFICATION NO: 05W-04-314-00,000

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hanaway and Marie M. Hanaway, husband and wife, by Deed from C. Edmund Whitmoyer, Executor of the Estate of C. Doyle Maust, deceased, dated 04/29/1996, recorded 04/30/1996, in Deed Book 622, page 1040.

Premises being: 301 WEST FOURTH STRET, BLOOMSBURG, PA 17815

Tax Parcel #05W-04-314-00,000

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

3-180/360

CHECK NO
617057

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
08/02/2007	*****1,350.00

Void after 180 days

Travis S. Hallinan

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

⑈617057⑈ ⑆036001808⑆36 150866 6⑈