

**Phelan Hallinan and Schmieg, L.L.P.**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**215-563-7000**  
**Main Fax 215-563-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

February 13, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**  
**vs. STEPHEN B. DARLING**  
**COLUMBIA- No. 2006 CV 1629 MF**

**Premises: 115 EAST 15TH STREET**  
**BERWICK, PA 18603**

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **MARCH 28, 2007**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

\$19,367.4 was received in consideration for the stay.

*19,367.74*

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

# SHERIFF'S SALE COST SHEET

Wellb Forgo VS. Decline  
 NO. 2-07 ED NO. 1629-05 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>14.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>406.50</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. <u>19369.74</u> <u>Y.02</u>	\$ <u>—</u>
	\$ <u>—</u>
TOTAL ***** \$ <u>387.39</u>	

TOTAL COSTS (OPENING BID)

1350 Drp  
 \$ 1106.89  
 # 24611 Refund



January 12, 2007

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**

**VS.**

**STEPHEN B. DARLING**

**DOCKET # 2ED2007**

**JD # 1629JD2006**

Dear Timothy:

The balance due on sewer account #103783 for the property located at 115 E. 15<sup>th</sup> Street Berwick, Pa through March is \$246.07.

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

Sincerely,

Kelly Greer  
Authority Clerk

Hearing Impaired 711  
"BAJSA is an Equal Opportunity Provider and Provider"  
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 1/4/2007

SERVICE# 1 - OF - 16 SERVICES  
 DOCKET # 2ED2007

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING  
 ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
STEPHEN DARLING
115 E. 15TH STREET
BERWICK

PAPERS TO SERVED  
 MORTGAGE FORECLOSURE

SERVED UPON JACQUELINE

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

DATE 01-08-07 TIME 1425 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
 DATE

TIME

OFFICER

REMARKS


DEPUTY

[Signature]

DATE

01.08.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/4/2007

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 2ED2007

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE FRITZ

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

DATE 01-08-07 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

[Signature]

DATE 01-08-07

**Tax Notice** 2006 County & Municipality

**MAKE CHECKS PAYABLE TO:**  
 Connie C Gingham  
 1615 Lincoln Avenue  
 Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI : 9:30AM - 4PM  
 CLOSED WEDNESDAY & HOLIDAYS.  
 CLOSED FRIDAY AFTER DISCOUNT

**PHONE:** 570-752-7442

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

DARLING STEPHEN B  
 115 E FIFTEENTH STREET  
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2006		3123	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	25,065	5.646	138.69	141.52	155.67
SINKING		1.345	33.04	33.71	37.08
LIGHT		.75	18.42	18.80	19.74
FIRE		1.25	30.70	31.33	32.90
BORO RE		8.6	211.25	215.56	226.34
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		APRIL 30	432.10	440.92	471.73
If paid on or before		June 30		If paid on or before	
CITY TWP		2 %		This tax returned to	
Discount		10 %		courthouse on:	
Penalty		5 %		January 1, 2007	
PARCEL: 04A-02-076-00,000		Land		3,362	
115 E FIFTEENTH ST		Buildings		21,703	
.1929 Acres		Total Assessment		25,065	

FILE COPY

**TAX NOTICE** 2006 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGHER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

**HOURS** Mon, Tue, Thur, Fri 9:30am-4:00pm  
 Closed Wed & Holidays  
 Closed Friday after discount  
**PHONE** 570-752-7442

M  
A  
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DARLING STEPHEN B  
 115 E FIFTEENTH STREET  
 BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT		DATE 07/01/2006		BILL# 000871	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	25065	47.100	1156.95	1180.56	1298
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		<b>PAY THIS AMOUNT</b>		<b>IF PAID ON OR BEFORE</b>	
		Aug 31		Oct 31	
		1156.95		1180.56	
		1298.62		Nov 1	
				<b>IF PAID AFTER</b>	

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION

PARCEL 04A02 07600000

115 E FIFTEENTH ST  
 20020-9421  
 0.19 ACRES

ACCT. 3856

SCHOOL PENALTY 10%  
 DELINQUENT TAX TO  
 COURTHOUSE DEC 15

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/4/2007

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 2ED2007

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON Kelly Green

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

DATE 01-02-07 TIME 1355 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

Tom DeLo DATE 01-08-07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/4/2007

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 2ED2007

PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT  
ATTORNEY FIRM

STEPHEN B. DARLING  
PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEVAN

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 1-8-7 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1-8-7



COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 08 JAN-07

FEE: \$5.00

CERT. NO: 2876

DARLING STEPHEN B  
115 E FIFTEENTH STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20020-9421  
LOCATION: 115 E 15TH ST LOT 20  
PARCEL: 04A-02 -076-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2005	PRIM	1,861.07	37.48		1,898.55
TOTAL DUE :					\$1,898.55 *

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY: Timothy J. Chamberlain, Sheriff  
dm.

\* This does not include 2006 Taxes.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/4/2007

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 2ED2007

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

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

DATE 1-8-7 TIME 1300 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 1-8-7

# REAL ESTATE OUTLINE

ED # 2.07

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

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR	<input checked="" type="checkbox"/>	CK# <u>562358</u>

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

SALE DATE Mar 28, 07 TIME 0900  
POSTING DATE Feb. 22, 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 7  
2<sup>ND</sup> WEEK 14  
3<sup>RD</sup> WEEK 21

# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 2 OF 2006 ED AND CIVIL WRIT NO. 1629 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES which the Sheriff of Columbia County, Pennsylvania by Sheriffs Deed dated July 12, 2002 and recorded July 12, 2002 in the Recorder's Office for the County of Columbia as Instrument Number 200208188 conveyed unto Grantor herein, in fee.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co- Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

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

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

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

# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES which the Sheriff of Columbia County, Pennsylvania by Sheriff's Deed dated July 12, 2002 and recorded July 12, 2002 in the Recorder's Office for the County of Columbia as Instrument Number 200208188 conveyed unto Grantor herein, in fee.

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

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

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

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

Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard Densberger  
401 West Fourth Street  
Nescopeck, PA 18635

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1930

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

5. Received by (Printed Name)  
Susan Hampton

6. Date of Delivery  
1-9-07

7. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:  
401 4th St (6414)

1. Article Addressed to:

Richard Densberger  
401 West Fourth Street  
Nescopeck, PA 18635

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1930

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

5. Received by (Printed Name)  
Susan Hampton

6. Date of Delivery  
1-9-07

7. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:  
401 4th St (6414)

1. Article Addressed to:

Richard Densberger  
401 West Fourth Street  
Nescopeck, PA 18635

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1930

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

5. Received by (Printed Name)  
Susan Hampton

6. Date of Delivery  
1-9-07

7. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:  
401 4th St (6414)

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT  
ROBERT N.C. NIX, FLEA  
900 MARKET STREET-5TH FLOOR  
PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1909

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

5. Received by (Printed Name)  
Susan Hampton

6. Date of Delivery  
1-9-07

7. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below:  
401 4th St (6414)

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1893

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X [Signature]

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 08 2007

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1879

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X Samuel J. Ventresca

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 08 2007

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1886

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X Samuel J. Ventresca

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 08 2007

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

**SENDER: COMPLETE THIS SECTION**

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

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

2. Article Number (Transfer from service label)  
7005 1160 0000 3415 1886

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X Samuel J. Ventresca

B. Received by (Printed Name)  
C. Date of Delivery  
JAN 08 2007

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

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number  
(Transfer from service label)

7005 1160 0000 3415 1923

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent  
☒ Address

## B. Received by (Printed Name)

T. DOYLE

C. Date of Delivery  
JAN 08 2004

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7005 1160 0000 3415 1916

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent  
☒ Address

## B. Received by (Printed Name)

ROBERTA COLLIER

C. Date of Delivery

1/8

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

The Bank of New York  
One Old Country Road, Ste. 429  
Carle Place, NY 11514

2. Article Number  
(Transfer from service label)

7005 1160 0000 3415 1947

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent  
☒ Address

## B. Received by (Printed Name)

C. Date of Delivery

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

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes



# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 2 OF 2006 ED AND CIVIL WRIT NO. 1629 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES which the Sheriff of Columbia County, Pennsylvania by Sheriffs Deed dated July 12, 2002 and recorded July 12, 2002 in the Recorder's Office for the County of Columbia as Instrument Number 200208188 conveyed unto Grantor herein, in fee.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co- Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

## 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.

Plaintiffs Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

## TERMS OF SALE

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

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

## TERMS OF SALE

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

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

# SHERIFF'S SALE

WEDNESDAY MARCH 28, 2007 AT 9:00 AM

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BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

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TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co- Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

## 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.

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

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

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

WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.

vs.

STEPHEN B. DARLING

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006 CV 1629 MF Term 2005

*2007-ED-2*

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: 115 EAST 15TH STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 12/27/06 to Sale  
at \$22.29per diem

\$135,620.84  
\$1,987.50  
\$\_\_\_\_\_and costs.

Dated 1/4/2007  
(SEAL)

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

No. \_\_\_\_\_ Term 20 ED  
No. 2006 CV 1629 MF Term 2005 AD  
No. \_\_\_\_\_ Term 20 JD

IN THE COURT  
OF COMMON

### DESCRIPTION

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

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TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603  
Tax Parcel #04A-02-076-00,000

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715**  
**Plaintiff,**

**v.**

**STEPHEN B. DARLING**  
**Defendant(s).**


:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006 CV 1629 MF**  
: *NOTED-2*  
:  
:  
:  
:  
:

**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:

- ( ) an FHA Mortgage
- ( ) non-owner occupied
- ( ) vacant
- (X) 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

Daniel G. Schmieg  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff,

v.

NO. 2006 CV 1629 MF

STEPHEN B. DARLING

*2007-ED-2*

Defendant(s).

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

WELLS FARGO FINANCIAL PENNSYLVANIA, 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 **115 EAST 15TH STREET, BERWICK, PA 18603**.

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

NAME

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

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.)

**BUREAU OF  
COMPLIANCE**

**DEPT 280946  
HARRISBURG, PA 17128**

**THE BANK OF NEW YORK  
AS CO TRUSTEE**

**245 LONG BRANCH ROAD  
LONG ISLAND, NY 10014**

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.)
<b>TMS MORTGAGE INC. D/B/A, THE MONEY STORE</b>	<b>9143 PHILIPS HWY, STE 550 JACKSONVILLE, FL 32256</b>
<b>THE BANK OF NEW YORK AS CO-TRUSTEE</b>	<b>ONE OLD COUNTRY ROAD, STE 429 CARLE PLACE, NY 115145.</b>
<b>RICHARD C. DENSBERGER</b>	<b>401 WEST FOURTH STREET NESCOPECK, PA 18635</b>

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.)
<b>NONE</b>	

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.)
<b>NONE</b>	

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.)
<b>TENANT/OCCUPANT</b>	<b>115 EAST 15TH STREET BERWICK, PA 18603</b>
<b>DOMESTIC RELATIONS OF COLUMBIA COUNTY</b>	<b>COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815</b>
<b>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE</b>	<b>P.O. BOX 2675 HARRISBURG, PA 17105</b>

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.

January 2, 2007  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

Plaintiff,

v.

STEPHEN B. DARLING

Defendant(s).

COLUMBIA COUNTY  
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NO. 2006 CV 1629 MF

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NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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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.)
<b>NONE</b>	

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.)
<b>TENANT/OCCUPANT</b>	<b>115 EAST 15TH STREET BERWICK, PA 18603</b>
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January 2, 2007  
Date

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715**

**Plaintiff,**

**v.  
STEPHEN B. DARLING**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006 CV 1629 MF**  
: *2007-ED-2*  
:  
:  
:

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

TO:

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 **115 EAST 15TH STREET, BERWICK, PA 18603** 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 **\$135,620.84** obtained by **WELLS FARGO FINANCIAL PENNSYLVANIA, 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 FINANCIAL PENNSYLVANIA, 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

### DESCRIPTION

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

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

BEING THE SAME PREMISES which the Sheriff of Columbia County, Pennsylvania by Sheriff's Deed dated July 12, 2002 and recorded July 12, 2002 in the Recorder's Office for the County of Columbia as Instrument Number 200208188 conveyed unto Grantor herein, in fee.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603  
Tax Parcel #04A-02-076-00,000

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

..... (SEAL)  
(Attorney for Plaintiff(s))

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

..... (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL  
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 FINANCIAL PENNSYLVANIA, INC. vs STEPHEN B. DARLING  
The defendant(s) will be found at ,

*Daniel D. Schreyer* Attorney for Plaintiff

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

See attached legal description  
.....  
.....  
.....

# SHERIFF'S RETURN

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Plaintiff

vs.

STEPHEN B. DARLING

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006 CV 1629 MF CD Term, 2000

WRIT

ISSUED

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

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 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

# 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 FINANCIAL PENNSYLVANIA, INC.

Court Number  
2006 CV 1629 MF

Defendant  
STEPHEN B. DARLING

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.  
**STEPHEN B. DARLING**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
115 EAST 15<sup>TH</sup> STREET, BERWICK, PA 18603

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  
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

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  
562358

DATE	AMOUNT
12/29/2006	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Francis S. Hallinan*

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

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