

# SHERIFF'S SALE COST SHEET

17 BC Westgate Ln vs. Army 20/20/11  
 NO. 20-07 ED NO. 107205 JD DATE/TIME OF SALE Apr 25 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$210.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$525.00	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$17.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$7.00	
NOTARY	\$10.00	
TOTAL *****		\$406.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$777.72	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$952.72

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$425.00	
TOTAL *****		\$435.00

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$782.50	
TOTAL *****		\$882.50

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$0.00

SURCHARGE FEE (DSTE)	\$15,000.00	
MISC.	\$	
TOTAL *****		\$0.00

TOTAL COSTS (OPENING BID) \$229,87

## SHERIFF'S REAL ESTATE FINAL COST SHEET

TOTAL DUE IN 8 DAYS \$ 1069.87

OFFICES  
**RG & CONWAY, P.C.**

TE 2080  
3 BROAD STREET  
HIA, PA 19109  
790-1010  
5) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 205  
53 WEST 36<sup>TH</sup> STREET  
NEW YORK, NY 10018  
(917) 351-1188  
FAX (917) 351-0363

Of Counsel  
JOSEPH E. RIGA\*

April 26, 2007


2006 CV 1698  
7820

87 which represents the amount necessary to complete with

be transferred to **HSBC Mortgage Services, Inc., 5701**  
I poll.

e contact me. Thank you for your cooperation in this

Very truly yours,

  
Novlett A. Smith  
Legal Assistant

**MCCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
FIRST UNION BUILDING  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109

WACHOVIA

3-50/310

94806

NUMBER

DATE  
Apr 25/2007

AMOUNT  
\$1,069.87

87/100

PAY: One Thousand Sixty Nine \*\*\*\*\*  
TO THE Sheriff of Columbia County  
ORDER OF

Balance Due Sheriff -- Wolcott

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS

*Renard McVila*

⑈094806⑈ ⑈031000503⑈ 2000012430048⑈

Enclosures

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
RITA C. BUSCHER\*†  
MONICA G. CHRISTIE +  
LISA L. WALLACE††  
ANDREW L. MARKOWITZ  
FRANK DUBIN  
BRENDA L. BROGDON\*  
BONNIE DAHL\*  
SCOTT TAGGART\*  
ANGELA M. MICHAEL»  
MATTHEW DITRAPANI^  
WILLIAM FOLEY^  
ROBERT W. CUSICK \*

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Of Counsel  
JOSEPH F. RIGA\*

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
\*† Licensed in PA & NM  
+ Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
† Licensed in NY  
‡ Managing Attorney for NJ  
^ Managing Attorney for NY

April 26, 2007

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815  
Attn: Sheriff Timothy Chamberlain

Re: HSBC Mortgage Services, Inc.  
vs.  
Nancy F. Wolcott  
Columbia County; Court of Common Pleas; No. 2006 CV 1698  
Premises: 1087 Numidia Drive, Catawissa, PA, 17820  
Date of Sheriff's Sale: April 25, 2007

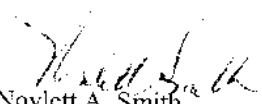
Dear Sheriff Chamberlain:

Enclosed please find check in the amount of \$1,069.87 which represents the amount necessary to complete with regards to above referenced matter.

Please be advised that title to this property should be transferred to **HSBC Mortgage Services, Inc., 5701 East Hillsborough Avenue, Tampa, FL 33610** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

  
Novlett A. Smith  
Legal Assistant

/nas  
Enclosures

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

HSBC Mortgage Sec vs Nancy Wolkott  
NO. 20-07 ED NO. 1698-06 JD

DATE/TIME OF SALE: Apr 25 0900

BID PRICE (INCLUDES COST) \$ 25500.00

POUNDAGE - 2% OF BID \$ 510.00

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

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3069.87

PURCHASER(S): Don Linn

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

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

PURCHASER(S) SIGNATURE(S): [Signature] ESG.  
for HSBC

TOTAL DUE: \$ 3069.87

LESS DEPOSIT: \$ 2000.00

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

TOTAL DUE IN 8 DAYS \$ 1069.87

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer 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

April 4, 11 & 18, 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.

*James T. Micklow*

Sworn and subscribed to before me this 19th day of April, 2007.

*(Signature)*

(Notary Public)  
Commonwealth of Pennsylvania  
My commission expires July 3, 2007  
Notarial Seal  
Dennis L. Ashenfelter, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007  
Member, Pennsylvania Association Of Notaries

And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473
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EFFECTIVE DATE: 05/01/2007

Fund

$$\begin{array}{r} + 5.00 \\ \hline \$688.65 \end{array}$$

LAW OFFICES

**McCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
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SUITE 205  
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NEW YORK, NY 10018  
(917) 351-4188  
FAX (917) 351-0363

Of Counsel  
JOSEPH F. RIGA\*  
LISA L. WALLACE†

March 23, 2007

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
† Licensed in PA & NM  
° Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
^ Licensed in NY  
‡ Managing Attorney for NJ  
^ Managing Attorney for NY

Prothonotary's Office  
Columbia County Courthouse  
Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: HSBC Mortgage Services, Inc.  
v. Nancy F. Wolcott  
Columbia County Court of Common Pleas Number 2006 CV 1698


Dear Sir/Madame:

Enclosed please find the original and one copy of the Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,

  
Jolande N. Holmes for  
McCabe, Weisberg & Conway, P.C.

/JNH

Enclosure

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG AND CONWAY, P.C.  
BY: TERRENCE J. McCABE, ESQUIRE  
Identification Number 16496  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790-1010

Attorney for Plaintiff

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

AFFIDAVIT OF SERVICE

The Undersigned, attorney for the Plaintiff in the within matter, hereby certify that on the 22nd day of March, 2007, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A".

Copies of the letter and certificate of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

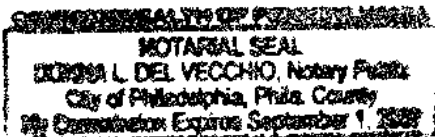
SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 22nd DAY  
OF MARCH, 2007.

McCABE, WEISBERG, AND CONWAY, P.C.

BY: Terrence J. McCabe

Attorneys for Plaintiff  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE

Leo J. Del Vecchio  
NOTARY PUBLIC



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

**AFFIDAVIT PURSUANT TO RULE 3129**

The Undersigned , attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1087 Numidia Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Plaintiff Herein

**EXHIBIT A**

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

Plaintiff Herein

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

Name	Address
Commonwealth of PA Department of Revenue	Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales

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

Name	Address
Tenant(s)/Occupant(s)	1087 Numidia Street, Catawissa, PA 17820
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of PA Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130

**EXHIBIT A**

Commonwealth of PA  
Bureau of Individual Tax  
Inheritance Tax Division

6th flr., Strawberry Square  
Dept. # 280601  
Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

P.O. Box 8486  
Willow Oak Bldg.,  
Harrisburg, PA 17105

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

March 22, 2007

\_\_\_\_\_  
DATE

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: \_\_\_\_\_

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

**EXHIBIT A**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAJRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

DATE: March 22, 2007

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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

OWNER(S): Nancy F. Wolcott

PROPERTY: 1087 Numidia Street, Catawissa, PA 17820

IMPROVEMENTS: Residential Dwelling

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on April 25, 2007, at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

**EXHIBIT B**



PLAINTIFF: HSBC MORTGAGE SERVICES, INC.  
P:  
VS.  
DEFENDANT: WOLCOTT, NANCY F.  
D: 5 S. ROCK ST  
D: SHAMOKIN, PA.  
D:  
D:

CASE #: 20 ED 2007  
COUNTY FILED: COLUMBIA  
FILED DATE: 07/02/20  
DATE RECIEVED: 07/02/20  
ASSIGNED TO: 1  
ATTORNEY: MCCABE  
EXPIRES: ASAP

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: NANCY F. WOLCOTT

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE,  
DESCRIPTION  
PERSON SERVED: CHRIS WOLCOTT CAPACITY: ADULT IN CHARGE

DATE SERVED: 2007/02/22

TIME: 10:58A.M.

PLACE SERVED: 5 S. ROCK ST SHAMOKIN, PA

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO:  
THE CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF  
BY DEPUTY: DRUST, THOMAS

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED:

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN:

PERSON SERVED: CAPACITY:

DATE SERVED:

TIME:

PLACE SERVED:

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO:  
THE CONTENTS THEREOF.

SO ANSWERS: CHAD A. REINER, SHERIFF  
BY DEPUTY:

INSTRUCTIONS: PLEASE SERVE ALL PAPERS

SHERIFF'S COSTS:

RECEIPT #: 29126

NO. OF ATTEMPTS: 1

DATE PROPERTY POSTED:

POSTING DEPUTY:

Sworn to and subscribed before

me this 1 day of March DOCKET PAGE: 07 RL 0022

A.D. 2007

PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2008

TIMOTHY T. CHAMBERLAIN



PHONE  
(570) 389-5622

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

24 HOUR PHONE  
(570) 784-6300

HSBC MORTGAGE SERVICES, INC.

20ED2007

VS

MORTGAGE FORECLOSURE

NANCY F. WOLCOTT

NOW, WEDNESDAY, FEBRUARY 14, 2007, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND CO PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, NANCY WOLCOTT, AT 5 S. ROCK STREET, SHAMOKIN, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

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.

HSBC MORTGAGE SERVICES, INC.

VS.

NANCY F. WOLCOTT

WRIT OF EXECUTION #20 OF 2007 ED

POSTING OF PROPERTY

March 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF NANCY WOLCOTT. AT 1087 NUMIDIA DRIVE CATAWISSA  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

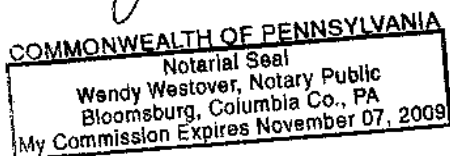
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF MARCH 2007



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 2/13/2007

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 20ED2007

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT NANCY F. WOLCOTT  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<b>PERSON/CORP TO SERVED</b>
LAURA WEAVER-TAX COLLECTOR
122 WEST LAKE GLORY ROAD
CATAWISSA

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON POSTED ON BACK DOOR

RELATIONSHIP TAX COLLECTOR IDENTIFICATION \_\_\_\_\_

DATE 2-21-7 TIME 1240 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

J. Carter DATE 2-21-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/13/2007

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 20ED2007

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT NANCY F. WOLCOTT  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Leslie LALON

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

DATE 2-15-7 TIME 0935 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 2-15-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/13/2007

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 20ED2007

PLAINTIFF HSBC MORTGAGE SERVICES, INC.

DEFENDANT NANCY F. WOLCOTT  
ATTORNEY FIRM McCabe, Weisberg and Conway, PC

<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 2-15-7 TIME 0820 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 2-15-7

.. COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-FEB-07

FEE:\$5.00

CERT. NO:3076

WOLCOTT NANCY F  
1087 NUMIDIA DRIVE  
CATAWISSA PA 17820

DISTRICT: LOCUST TWP  
DEED 20040-6199  
LOCATION: 1087 NUMIDIA DR CATAWISSA  
PARCEL: 20 -02A-028-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	639.70	13.94		60.00	713.64
TOTAL DUE :						\$713.64

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2006

REQUESTED BY:

Columbia County Sheriff  
(RN)

## REAL ESTATE OUTLINE

ED # 20-07

DATE RECEIVED 2-13-07  
DOCKET AND INDEX 2-14-07

### 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>2000.00</u>	<u>✓</u>	CK# <u>91129</u>

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

SALE DATE	<u>Apr 25, 07</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 20</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Apr 4</u>	
	2 <sup>ND</sup> WEEK <u>11</u>	
	3 <sup>RD</sup> WEEK <u>18, 07</u>	

# SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2007 ED AND CIVIL WRIT NO. 1698 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 THOSE TWO CERTAIN tracts or lots of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to Ashland, Pennsylvania, and THENCE along said public road, north 55 feet to a stone; THENCE by land now or formerly of Elias Fetterman, Lucy Herbine, Margaret Fetterman, David Fetterman and George Fetterman Estate (now owned by C.E. Wagner) 258 feet to a stone; THENCE south 55 feet to a stone in an alley; THENCE along said alley, 258 feet to public road and place of beginning. CONTAINING 14,190 square feet of land, more or less.

TRACT NO. 2

BEGINNING at the northwest corner of lot now or formerly of Mary E. Tyson and east side of State Road, THENCE along lot of said Tyson, north 81° 42' east, 258 feet to line now or formerly of C.E. Wagner; THENCE by land now or formerly of C.E. Wagner, north 9° 15' west, 55 feet; THENCE by the same, south 81° 42' west, 258 feet; THENCE along State Road, south 9° 15' east, 55 feet to the place of beginning. CONTAINING 14,190 square feet.

PARCEL NO. 20-02A-028

BEING KNOWN AS: 1087 Numidia Street, Catawissa, PA 17820

## 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  
Terrence J. McCabe  
123 South Broad Street  
Philadelphia, PA 19109

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

# SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 OF 2007 ED AND CIVIL WRIT NO. 1698 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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PARCEL NO. 20-02A-O28

BEING KNOWN AS: 1087 Numidia Street, Catawissa, PA 17820

## 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  
Terrence J. McCabe  
123 South Broad Street  
Philadelphia, PA 19109

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

<p><b>Article Addressed to:</b></p> <p>Commonwealth of PA          DEPT. OF REVENUE-ATTN: SHERIFF SALE          UREAU OF COMPLIANCE          LEARNANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>	<p><b>Article Number</b>          (Transfer from service label)</p> <p>7005 1160 0000 3415 2357</p>	<p><b>Domestic Return Receipt</b></p> <p>PS Form 3811, February 2004</p>
<p><b>1. Article Addressed to:</b></p> <p>Commonwealth of PA          DEPT. OF REVENUE-ATTN: SHERIFF SALE          UREAU OF COMPLIANCE          LEARNANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>	<p><b>2. Article Number</b>          (Transfer from service label)</p> <p>7005 1160 0000 3415 2357</p>	<p><b>Domestic Return Receipt</b></p> <p>PS Form 3811, February 2004</p>

<p><b>Article Addressed to:</b></p> <p>Commonwealth of PA          DEPT. OF REVENUE-ATTN: SHERIFF SALE          UREAU OF COMPLIANCE          LEARNANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>	<p><b>Article Number</b>          (Transfer from service label)</p> <p>7005 1160 0000 3415 2357</p>	<p><b>Domestic Return Receipt</b></p> <p>PS Form 3811, February 2004</p>
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<p><b>1. Article Addressed to:</b></p> <p>Commonwealth of PA          DEPT. OF REVENUE-ATTN: SHERIFF SALE          UREAU OF COMPLIANCE          LEARNANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>	<p><b>2. Article Number</b>          (Transfer from service label)</p> <p>7005 1160 0000 3415 2357</p>	<p><b>Domestic Return Receipt</b></p> <p>PS Form 3811, February 2004</p>

Article Addressed to:

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

Article Number  
(Transfer from service label)  
Form 3811, February 2004  
Domestic Return  
7000

1. Article Addressed to:

Internal Revenue Service  
1001 Liberty Ave.  
Pittsburgh, PA 15222

2. Article Number 7005  
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return

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

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

---

1160 0000 3415 2333

---

Return Receipt 102595-02-M-1

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

HSBC Mortgage Services, Inc.  
V.  
Nancy F. Wolcott

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

No. 20 Term 2007 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2006 CV 1698 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF \_\_\_\_\_ COLUMBIA \_\_\_\_\_ COUNTY PENNSYLVANIA**

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

Being Known As: 1087 Numidia Street, Catawissa, PA 17820

Amount due \$87,079.16

Interest from 02/06/2007 - \$

Total \$ Plus Costs as endorsed.

Dated: Feb. 13, 2007  
(SEAL)

Christi B. Kline  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By:

Deputy

## LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN tracts or lots of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at a stone in the public road leading from Catawissa to Ashland, Pennsylvania, and THENCE along said public road, north 55 feet to a stone; THENCE by land now or formerly of Elias Fetterman, Lucy Herbine, Margaret Fetterman, David Fetterman and George Fetterman Estate (now owned by C.E. Wagner) 258 feet to a stone; THENCE south 55 feet to a stone in an alley; THENCE along said alley, 258 feet to public road and place of beginning. CONTAINING 14,190 square feet of land, more or less.

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PARCEL NO. 20-02A-028

BEING KNOWN AS: 1087 Numidia Street, Catawissa, PA 17820

REAL DEBT: \$87,079.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy F. Wolcott

TERRENCE J. McCABE, ESQUIRE  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

*2007-ED-20*

**AFFIDAVIT OF DEFENDANTS' WHEREABOUTS**

The Undersigned attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s) are as follows:

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 9th DAY  
OF FEBRUARY, 2007.

*Chrissandra Shaye Hamilton*  
NOTARY PUBLIC

**McCABE, WEISBERG, AND CONWAY, P.C.**

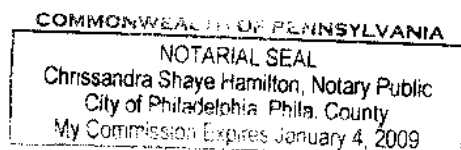
BY: *[Signature]*  
Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

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**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

*2007-ED-20*

**AFFIDAVIT OF DEFENDANTS' WHEREABOUTS**

The Undersigned attorney for the Plaintiff in the within matter, being duly sworn according to law, hereby depose and say that the last-known address of the Defendant(s) are as follows:

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 9th DAY  
OF FEBRUARY, 2007.

*Chrissandra Shaye Hamilton*  
NOTARY PUBLIC

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: *[Signature]*

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Chrissandra Shaye Hamilton, Notary Public  
City of Philadelphia Phila. County  
My Commission Expires January 4, 2009

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

*JOV. ED 20*

**AFFIDAVIT PURSUANT TO RULE 3129**

The Undersigned , attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1087 Numidia Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Plaintiff Herein

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

Plaintiff Herein

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

Name	Address
Commonwealth of PA Department of Revenue	Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales

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

Name	Address
Tenant(s)/Occupant(s)	1087 Numidia Street, Catawissa, PA 17820
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of PA Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130

Commonwealth of PA  
Bureau of Individual Tax  
Inheritance Tax Division

6th flr., Strawberry Square  
Dept. # 280601  
Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

P.O. Box 8486  
Willow Oak Bldg.,  
Harrisburg, PA 17105

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

February 9, 2007

\_\_\_\_\_  
DATE

\_\_\_\_\_  
**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

## LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN tracts or lots of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

### TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to Ashland, Pennsylvania, and THENCE along said public road, north 55 feet to a stone; THENCE by land now or formerly of Elias Fetterman, Lucy Herbine, Margaret Fetterman, David Fetterman and George Fetterman Estate (now owned by C.E. Wagner) 258 feet to a stone; THENCE south 55 feet to a stone in an alley; THENCE along said alley, 258 feet to public road and place of beginning. CONTAINING 14,190 square feet of land, more or less.

### TRACT NO. 2:

BEGINNING at the northwest corner of lot now or formerly of Mary E. Tyson and east side of State Road, THENCE along lot of said Tyson, north  $81^{\circ} 42'$  east, 258 feet to line now or formerly of C.E. Wagner; THENCE by land now or formerly of C.E. Wagner, north  $9^{\circ} 15'$  west, 55 feet; THENCE by the same, south  $81^{\circ} 42'$  west, 258 feet; THENCE along State Road, south  $9^{\circ} 15'$  east, 55 feet to the place of beginning. CONTAINING 14,190 square feet.

PARCEL NO. 20-02A-028

BEING KNOWN AS: 1087 Numidia Street, Catawissa, PA 17820

REAL DEBT: \$87,079.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy F. Wolcott

TERRENCE J. McCABE, ESQUIRE  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010

**Exhibit A**

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

*2007. ED 20*

**AFFIDAVIT PURSUANT TO RULE 3129**

The Undersigned , attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1087 Numidia Street, Catawissa, PA 17820 a copy of the description of said property is attached hereto and marked Exhibit "A."

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

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

Plaintiff Herein

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

Plaintiff Herein

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

Name	Address
Commonwealth of PA Department of Revenue	Bureau of Compliance Clearance Support Department 281230 Harrisburg, PA 17128-1230 Attn: Sheriff's Sales

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

Name	Address
Tenant(s)/Occupant(s)	1087 Numidia Street, Catawissa, PA 17820
Domestic Relations	Columbia County 700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania,	Department of Welfare, P.O. Box 2675, Harrisburg, PA 17105.
Internal Revenue Service Federated Investors Tower	13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222
United States of America c/o U.S. Attorney's for the Middle District of PA	235 North Washington Street Scranton, PA 18503
Commonwealth of PA Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130

Commonwealth of PA  
Bureau of Individual Tax  
Inheritance Tax Division

6th flr., Strawberry Square  
Dept. # 280601  
Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

P.O. Box 8486  
Willow Oak Bldg.,  
Harrisburg, PA 17105

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

February 9, 2007

\_\_\_\_\_  
DATE

\_\_\_\_\_  
**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

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PARCEL NO. 20-02A-028

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REAL DEBT: \$87,079.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy F. Wolcott

TERRENCE J. McCABE, ESQUIRE  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010

**Exhibit A**

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
RITA C. BUSCHER\*‡  
MONICA G. CHRISTIE +  
ANDREW L. MARKOWITZ  
FRANK DUBIN  
BRENDA L. BROGDON\*  
BONNIE DAHL\*  
SCOTT TAGGART\*  
ANGELA M. MICHAEL»  
MATTHEW DITRAPANI^  
WILLIAM FOLEY^

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 205  
53 WEST 36<sup>TH</sup> STREET  
NEW YORK, NY 10018  
(917) 351-1188  
FAX (917) 351-0363

Of Counsel  
JOSEPH F. RIGA\*  
LISA L. WALLACE†

February 9, 2007

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
\*\* Licensed in PA & NM  
+ Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
^ Licensed in NY  
‡ Managing Attorney for NJ  
+ Managing Attorney for NY

Sheriff's Office  
Columbia County Courthouse  
Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: HSBC Mortgage Services, Inc.  
v. Nancy F. Wolcott  
Columbia County Court of Common Pleas Number 2006 CV 1698

Dear Sheriff:

Enclosed please find two copies of Notice of Sheriff's Sale of Real Property relative to the above matter. Please deputize the Sheriff of Northumberland county on serving the Notice upon the Defendant:

Nancy F. Wolcott  
5 S. Rock Street,  
Shamokin, PA 17872

Our self-addressed stamped envelope and a check in the amount of \$150.00, made payable to the sheriff of Northumberland County are enclosed. After service has been effectuated, I would appreciate your forwarding to me the pertinent affidavit indicating the same.

Thank you for your cooperation in this matter.

Very truly yours,



Angie Owens, Paralegal for,  
McCabe, Weisberg & Conway, P.C.

Enclosures

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(215) 790 1010

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

FIRST UNION BUILDING  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109



WACHOVIA

3-50/310

91129

NUMBER

PAY:Two Thousand

00/100

AMOUNT

DATE

Feb 8/2007 \$2,000.00

TO THE Sheriff of Columbia County

ORDER

OF

Sheriff's Deposit for listing property

ATTORNEY'S ACCOUNT  
VOID AFTER 90 DAYS

*Tenara of the City*

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

11091129 00005031:2000012430048

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

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**MARGARET GAIRO, ESQUIRE - ID # 34419**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

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

TO: Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

Your house (real estate) at 1087 Numidia Street, Catawissa, PA 17820, (more fully described as attached) **is scheduled to be sold at the Columbia County Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815, to enforce the court judgment of \$87,079.16 obtained by HSBC Mortgage Services, Inc. against you.**

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

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

1. The sale will be canceled if you pay to HSBC Mortgage Services, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, P.C. at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice 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 McCabe, Weisberg & Conway P.C., at (215) 790-1010.
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 on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway P.C., at (215) 790-1010.
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 your real estate will be filed by the Sheriff within (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT  
MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED  
FEE OR NO FEE.**

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760

PA LAWYER REFERRAL SERVICE  
PA BAR ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
(800) 692-7375

***\*\* This letter is an attempt to collect a debt and any information obtained will be used for that purpose\*\****

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**(215) 790-1010**

**Attorneys for Plaintiff**

HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
--	---

TO: Sheriff of Columbia County  
Courthouse, Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

*2007-ED-20*

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

1087 Numidia Street, Catawissa, PA 17820  
(more fully described as attached)

The party to be served via deputized service at her proper addresses is as follows:

Nancy F. Wolcott  
5 S. Rock Street  
Shamokin, PA 17872

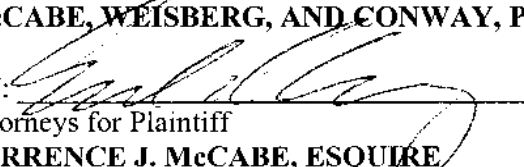
**WAIVER OF WATCHMAN**

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 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.

February 9, 2007

DATE

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY:   
Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

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**Attorneys for Plaintiff**

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HSBC Mortgage Services, Inc. V. Nancy F. Wolcott	COLUMBIA COUNTY COURT OF COMMON PLEAS  NUMBER 2006 CV 1698
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*2007-ED-20*

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DATE

**McCABE, WEISBERG, AND CONWAY, P.C.**

BY: 

Attorneys for Plaintiff

**TERRENCE J. McCABE, ESQUIRE**

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ALL THOSE TWO CERTAIN tracts or lots of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

### TRACT NO. 1:

BEGINNING at a stone in the public road leading from Catawissa to Ashland, Pennsylvania, and THENCE along said public road, north 55 feet to a stone; THENCE by land now or formerly of Elias Fetterman, Lucy Herbine, Margaret Fetterman, David Fetterman and George Fetterman Estate (now owned by C.E. Wagner) 258 feet to a stone; THENCE south 55 feet to a stone in an alley; THENCE along said alley, 258 feet to public road and place of beginning. CONTAINING 14,190 square feet of land, more or less.

### TRACT NO. 2:

BEGINNING at the northwest corner of lot now or formerly of Mary E. Tyson and east side of State Road, THENCE along lot of said Tyson, north  $81^{\circ} 42'$  east, 258 feet to line now or formerly of C.E. Wagner; THENCE by land now or formerly of C.E. Wagner, north  $9^{\circ} 15'$  west, 55 feet; THENCE by the same, south  $81^{\circ} 42'$  west, 258 feet; THENCE along State Road, south  $9^{\circ} 15'$  east, 55 feet to the place of beginning. CONTAINING 14,190 square feet.

PARCEL NO. 20-02A-028

BEING KNOWN AS: 1087 Numidia Street, Catawissa, PA 17820

REAL DEBT: \$87,079.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy F. Wolcott

TERRENCE J. McCABE, ESQUIRE  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109  
(215) 790 1010