

SHERIFF'S SALE COST SHEET

Wells Fargo Capital VS. County of San Diego
 NO. 01-08 ED NO. 219-08 JD DATE/TIME OF SALE 8-21-08 2:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>2.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>41.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>2.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>407.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>149.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>374.50</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>1,579.00</u>
SCHOOL DIST. 20	\$ <u>1,314.00</u>
DELINQUENT 20	\$ <u>1,352.31</u>
TOTAL ***** \$ <u>2,742.31</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>12.00</u>
WATER 20	\$ <u>12.00</u>
TOTAL ***** \$ <u>24.00</u>	

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

TOTAL COSTS (OPENING BID) \$ 8,197.81

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Financial VS Shirley & Jennifer Parker

NO. 107-08 ED NO. 419-06 JD

DATE/TIME OF SALE: 8-2-07 5:15

BID PRICE (INCLUDES COST) \$ 2000

POUNDAGE - 2% OF BID \$ 40.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 568.92

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Terry J. Mull

TOTAL DUE: \$ 568.92

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 4319.92

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

August 28, 2008

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

Re: Bobby W. Parker & Jennifer R. Parker
1011 East Fifth Street
Bloomsburg, PA 17815
No. 2008-CV-419

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Financial Pennsylvania, Inc. , 3476 Stateview Blvd. , Fort Mill , SC, 29175.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Nora Ferrer

Enclosure

cc: Americas Servicing Company Account No. 169590

PS: FAX COST SHEET TO MY ATTENTION @ 215-567-0072. THANKS

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

Name: **Daniel G. Schmieg, Esquire** Suite 1400 Telephone Number: _____
Area Code (215) 563-7000
Street Address: **One Penn Center at Suburban Station, 1617 JFK Blvd.** City: **Philadelphia** State: **PA** Zip Code: **19103**

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff Columbia County Courthouse**
Date of Acceptance of Document: **August 28, 2008**
Grantee(s)/Lessee(s): **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**
Street Address: **P.O. Box 380, 35 W. Main Street** City: **Fort Mill** State: **SC** Zip Code: **29175**
City: **Bloomsburg** State: **PA** Zip Code: **17815**

C PROPERTY LOCATION

Street Address: **1011 East Fifth Street, Bloomsburg, PA 17815** City, Township, Borough: **Town of Bloomsburg**
County: **Columbia** School District: **Bloomsburg** Tax Parcel Number: **05E-14-008-00,000**

D VALUATION DATA

1. Actual Cash Consideration \$20,000.00	2. Other Consideration + -0-	3. Total Consideration = \$20,000.00
4. County Assessed Value \$28,013.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$105,328.88

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200707942, Page Number 2

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Daniel G. Schmieg, Esquire

Date:

August 28, 2008

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ORIGINAL DOCUMENT PRINTED ON CHEMICALLY REACTIVE PAPER WITH MICROPRINTED BORDER
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO.
732557

Pay FOUR THOUSAND THREE HUNDRED NINETEEN AND 92/100 DOLLARS

DATE	AMOUNT
09/17/2008	*****4,319.92

EXB 09/17/2008

Void after 180 days

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

Thomas S. Hallinan

⑈732557⑈ ⑆036001808⑆38 150866 6⑈

SECURITY FEATURES
MICROPRINTED
BORDER

Security Features Included.

Details on back

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1526
Operated Assisted # 215-563-7000 ext 1526
Fax # 215-563-7009
James.ford@fedphe.com

August 26, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
V. BOBBY W PARKER and JENNIFER R PARKER
COLUMBIA COUNTY, NO. 2008-CV-419

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

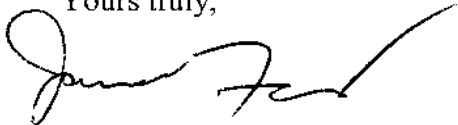
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



James Ford
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 8/27/08 SHERIFF'S SALE.*****

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

vs.

**BOBBY W PARKER
JENNIFER R PARKER**

**: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-419
:**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

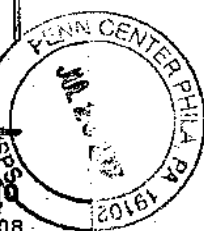
SS:

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

DATE: August 26, 2008


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address
PHELAN HALLINAN & SCHMIEG, LLP
 One Penn Center at Suburban Station Suite 1400
 Philadelphia, PA 19103-1814



Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Post
1	****	TENANT/OCCUPANT 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
4		BOBBY W. PARKER P.O. BOX 1170 LIGHTSTREET, PA 17839	
5		BOBBY W. PARKER 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
6			
7			
8			
9			
10			
11			
12			
		RE: BOBBY W. PARKER TEAM 3/LAS PHS # 169590	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)



UNITED STATES POSTAGE
 02 1M
 0004218010 JUL 23 2008
 MAILED FROM ZIP CODE 19103
\$ 01.94

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of home-governable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail reconstruction insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1249
Operated Assisted # 215-563-7000 ext 1249
Fax # 215-563-7009

July 31, 2008

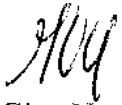
Office of the Sheriff
COLUMBIA County Courthouse

RE: **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**
V. BOBBY W. PARKER and JENNIFER R. PARKER
COLUMBIA COUNTY, NO. 2008-CV-419

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Glen Young for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 8/27/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Wells Fargo Financial
Pennsylvania, Inc.

vs.

Bobby W. Parker
Jennifer R. Parker

CIVIL DIVISION
NO. 2008-cv-419

ORDER

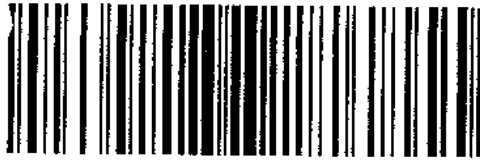
AND NOW, this 8 day of April, 2008, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Bobby W. Parker, by:

1. First class mail to Bobby W. Parker at the last known address P.O. Box 1170, Lightstreet, PA 17839 and the mortgaged premises located at 1011 East 5th Street, Bloomsburg, PA 17815; and
2. Certified mail to Bobby W. Parker at the last known address P.O. Box 1170, Lightstreet, PA 17839 and the mortgaged premises located at 1011 East 5th Street, Bloomsburg, PA 17815.

BY THE COURT:

/s/ Scott W. Naus
J.



7178 2417 6099 0009 7609

4 / LAS
BOBBY W. PARKER
1011 EAST 5TH STREET
BLOOMSBURG, PA 17815-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: **7178 2417 6099 0009 7609**

Detailed Results:

- Forwarded, July 25, 2008, 8:55 am, BLOOMSBURG, PA
- Acceptance, July 23, 2008, 4:23 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, July 23, 2008

[< Back](#)[Return to USPS.com Home >](#)

Track & Confirm

Enter Label/Receipt Number.

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)[Site Map](#)[Contact Us](#)[Forms](#)[Gov't Services](#)[Jobs](#)[Privacy Policy](#)[Terms of Use](#)[National & Premier Accounts](#)

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No FEAR Act EEO Data

FOIA

Equal Opportunity
U.S. Department of JusticeAccessibility
U.S. Department of Justice



7178 2417 6099 0009 7616

4 / LAS
BOBBY W. PARKER
P.O. BOX 1170
LIGHTSTREET, PA 17839-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



[Home](#) | [Help](#)

Track & Confirm

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0009 7616

Detailed Results:

- Unclaimed, July 29, 2008, 11:13 am, PHILADELPHIA, PA
- Arrival at Unit, July 29, 2008, 3:47 am, PHILADELPHIA, PA 19104
- Acceptance, July 23, 2008, 4:23 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, July 23, 2008

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Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

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Gov't Services

July:

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National & Premier Accounts

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No FEAR Act EEO Data

FOIA



1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.

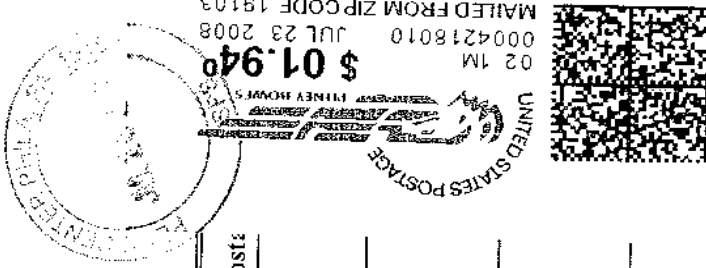


1. *Phragmites australis* (Cav.) Trin. ex Steud.

Name and Address Of Sender
PHELAN HALLINAN & SCHMIEG, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
4		BOBBY W. PARKER P.O. BOX 1170 LIGHTSTREET, PA 17839	
5		BOBBY W. PARKER 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
6			
7			
8			
9			
10			
11			
12			
		RE: BOBBY W. PARKER	PHS # 169590
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2008-CV-419**

vs.

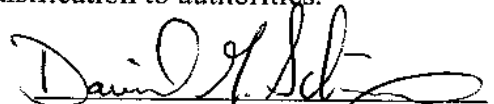
**BOBBY W. PARKER
JENNIFER R. PARKER**

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **BOBBY W. PARKER** in accordance with the Order of Court dated, **4/08/08**.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: July 31, 2008

10
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) JUN 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

1. Article Addressed to:
OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number (Transfer from service label) 7007 0710 0002 9631 4128

102595-02-M-15
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) E. DONOHUE JUN 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

Article Addressed to:
Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Number (Transfer from service label) 7007 0710 0002 9631 4142

102595-02-M-15
DER: COMPLETE THIS SECTION
Complete items 1, 2, and 4. 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.

Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
300 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

Domestic Return Receipt
Article Number (Transfer from service label) 7007 0710 0002 9631 4111
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

DER: COMPLETE THIS SECTION
Complete items 1, 2, and 4. 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.

Article Addressed to:
SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
BERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET 5TH FLOOR
PHILADELPHIA, PA 19107

102595-02-M-15
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) June 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

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

Article Number (Transfer from service label) 7007 0710 0002 9631 4135

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) E. Alston 6/12
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) June 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) June 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature ☒ Agent ☒ Address
B. Received by (Printed Name) June 11 2004
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 6, 13, 20, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 20th day of August 2008.

Notary Public
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

FAX

To: SHERIFF'S SALES DEPT.

Company:

Fax: 1-570-389-5625

Phone:

From: Kevin Olinger

Fax:

Phone: 215-563-7000 ext. 1365

E-mail:

NOTES:

Name and Address
PHELAN HALLINAN & SCHMIEG, LLP
 One Penn Center at Suburban Station Suite 1400
 Philadelphia, PA 19103-1814

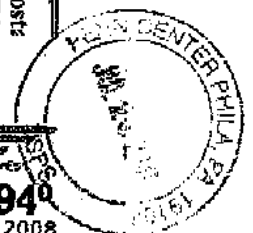
Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
4		BOBBY W. PARKER P.O. BOX 1170 LIGHT STREET, PA 17839	
5		BOBBY W. PARKER 1011 EAST 5TH STREET BLOOMSBURG, PA 17815	
6			
7			
8			
9			
10			
11			
12			
		RE: BOBBY W. PARKER	
		TENANT/CLAS	
		PHS # 109590	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Value Of Receiving Empty)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 1900.5913 and 5921 for limitations of coverage.



02 1M
 0004218010 JUL 23 2008
 MAILED FROM ZIP CODE 19103

\$ 01.94



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1249

Operated Assisted # 215-563-7000 ext 1249

Fax # 215-563-7009

July 31, 2008

Office of the Sheriff

COLUMBIA County Courthouse

**RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
V. BOBBY W. PARKER and JENNIFER R. PARKER
COLUMBIA COUNTY, NO. 2008-CV-419**

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Glen Young for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 8/27/08 SHERIFF'S SALE.*****



7178 2417 6099 0009 7609

4 / LAS
BOBBY W. PARKER
1011 EAST 5TH STREET
BLOOMSBURG, PA 17815-0000

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[Home](#) | [Help](#)[Track & Confirm](#)

Track & Confirm

Search Results

Label/Receipt Number: 7178 2417 6099 0009 7616

Detailed Results:

- Unclaimed, July 29, 2008, 11:13 am, PHILADELPHIA, PA
- Arrival at Unit, July 29, 2008, 3:47 am, PHILADELPHIA, PA 19104
- Acceptance, July 23, 2008, 4:23 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, July 23, 2008

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No FEAR Act EEO Data

FOIA

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United States Postal ServiceFor more information
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usps.com



7178 2417 6099 0009 7616

4 / LAS
BOBBY W. PARKER
P.O. BOX 1170
LIGHTSTREET, PA 17839-0000

--fold here (regular)

- fold here (6x9)

-fold here (regular)


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Search Results

Label/Receipt Number: 7178 2417 6099 0009 7609

Detailed Results:

- Forwarded, July 25, 2008, 8:55 am, BLOOMSBURG, PA
- Acceptance, July 23, 2008, 4:23 pm, PHILADELPHIA, PA 19102
- Electronic Shipping Info Received, July 23, 2008

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FOIA



Equal Housing Opportunity



American Revolution

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1249

Operated Assisted # 215-563-7000 ext 1249

Fax # 215-563-7009

July 31, 2008

Office of the Sheriff

COLUMBIA County Courthouse

RE: **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**
V. BOBBY W. PARKER and JENNIFER R. PARKER
COLUMBIA COUNTY, NO. 2008-CV-419

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,



Glen Young for
Phelan Hallinan & Schmieg, LLP

*****PROPERTY IS LISTED FOR THE 8/27/08 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS
Columbia COUNTY, PENNSYLVANIA

Wells Fargo Financial
Pennsylvania, Inc.

vs.

Bobby W. Parker
Jennifer R. Parker

CIVIL DIVISION
NO. 2008-cv-419

ORDER

AND NOW, this 8 day of April, 2008, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendant, Bobby W. Parker, by:

1. First class mail to Bobby W. Parker at the last known address P.O. Box 1170, Lightstreet, PA 17839 and the mortgaged premises located at 1011 East 5th Street, Bloomsburg, PA 17815; and
2. Certified mail to Bobby W. Parker at the last known address P.O. Box 1170, Lightstreet, PA 17839 and the mortgaged premises located at 1011 East 5th Street, Bloomsburg, PA 17815.

BY THE COURT:

/s/ Scott W. Naus
J.

PHELAN HALLINAN & SCHMIEG, LLP
BY: DANIEL G. SCHMIEG, ESQUIRE
IDENTIFICATION NO. 62205
SUITE 1400 - ONE PENN CENTER
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2008-CV-419**

vs.

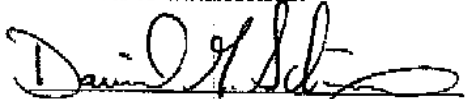
**BOBBY W. PARKER
JENNIFER R. PARKER**

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following person **BOBBY W. PARKER** in accordance with the Order of Court dated, 4/08/08.

Which evidence of this will be sent along with the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.


**DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY FOR PLAINTIFF**

DATE: July 31, 2008

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BOBBY PARKER
1011 EAST 5TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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) 41 1ST LANE BERWICK
LUZERNE CO PER X WIFE

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>6-10-8</u>	<u>1549</u>	<u>Z</u>	<u>F</u>

DEPUTY

J. Anten

DATE 6-10-8

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

Plaintiff

vs.

**BOBBY W. PARKER
JENNIFER R. PARKER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2008-CV-419
: 2008-ED-101
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1011 EAST 5TH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due	\$118,763.88
Additional Fees and Costs	\$2,052.92
Interest from 06/06/08 to sale date (per diem-\$19.52)	\$_____
Total	\$_____ Plus Costs as endorsed.

Clerk Tami B. Kline /KKB/
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 6-9-08
(Seal)

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWN OF BLOOMSBURG IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 11/22/2005 AND RECORDED 11/22/2005 AS INSTRUMENT NUMBER 200512791 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

1011 East FIFTH Street

PARCEL NO 05E1400800000

TITLE TO SAID PREMISES IS VESTED IN Bobby W. Parker and Jennifer R. Parker, by Deed from Richard Carcella, dated 11/22/2005, recorded 11/22/2005, in Deed Mortgage Inst# 200512791.

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

Defendant(s)

: County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-419
: 2008-ED-101
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: BOBBY W. PARKER
JENNIFER R. PARKER
1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

Your house (real estate) at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on August 27, 2008, at 9:30 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$118,763.88** 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 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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 o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

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

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

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as
follows: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs
BOBBY W. PARKER and JENNIFER R. PARKER

The defendant will be found at .1011.EAST.5TH STREET,
BLOOMSBURG, PA.17815

.....Attorney for Plaintiff

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

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

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWN OF BLOOMSBURG IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 11/22/2005 AND RECORDED 11/22/2005 AS INSTRUMENT NUMBER 200512791 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

1011 East FIFTH Street

PARCEL NO 05E1400800000

TITLE TO SAID PREMISES IS VESTED IN Bobby W. Parker and Jennifer R. Parker, by Deed from Richard Carcella, dated 11/22/2005, recorded 11/22/2005, in Deed Mortgage Inst# 200512791.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WELLS FARGO BANK PA INC.

VS.

BOBBY & JENNIFER PARKER

WRIT OF EXECUTION #101 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BOBBY & JENNIFER PARKER AT 1011 E 5TH STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008

Lami B. Kleri

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. 101ED2008
VS.

BOBBY W. PARKER
JENNIFER R. PARKER

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 6/13/2008 FOR THE FOLLOWING REASONS:
UNCLAIMED CERTIFIED MAIL

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, July 22, 2008

Lami B. Kline

NOTARY PUBLIC

SO ANSWERS :

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

BLOOMSBURG SCHOOL DISTRICT

008 SCHOOL REAL ESTATE DATE 07/01/08

BILL# 015283 TAXCOLLECTOR COPY

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

301 East Second Street

Bloomsburg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	28012	36.200	993.75	1014.03	1115.43
ASSESSED VALUE	28012	1014.03	993.75	1014.03	1115.43
TAXABLE ASSESSMENT	28012	1014.03	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER DEC 31

INSTALLMENT PLAN

First payment	338.01
Second Payment	338.01
Final Payment	338.01

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 05E14 008000000	12256
1011 E FIFTH ST	6498.00
20051-2791	21514.00
0.50 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2009

Tax Notice 2008 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward

TOWN HALL

301 E Second St

BLOOMSBURG PA 17815

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM

DURING DISCOUNT AND LAST TWO

WEEKS OF FACE

PHONE: 570-784-1581

FOR: COLUMBIA COUNTY

DATE
03/01/2008BILL NO.
9008

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	28,012	6.146	168.72	172.16	189.38
SINKING		1.345	36.93	37.68	41.45
FIRE/LIBRARY		.58	15.92	16.25	17.88
STREET LIGHT		.882	24.22	24.71	27.18
DEBT SERVICE		.981	26.93	27.48	30.23
TOWN RE		6.159	169.08	172.53	189.78
The discount & penalty have been calculated for your convenience			441.80	450.81	495.90
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PARKER BOBBY W & JENNIFER R
1011 E FIFTH STREET
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-14 -008-00,000
1011 E FIFTH ST
.4972 Acres Land 6,498
Buildings 21,514
Total Assessment 28,012

This tax returned to
courthouse on:
January 1, 2009

If you desire a receipt, send a self-addressed stamped envelope with your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

101

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

Tuesday, June 10, 2008

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

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
VS
BOBBY W. PARKER
JENNIFER R. PARKER**

DOCKET # 101ED2008

JD # 419JD2008

Dear Sir:

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

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

Respectfully,

A handwritten signature in black ink that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

Defendant(s)

: County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-419
: 2008-ED-101
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: BOBBY W. PARKER
JENNIFER R. PARKER
1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

Your house (real estate) at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on August 27, 2008, at 9:30am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$118,763.88** 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.

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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 the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
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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 notice on page two 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 (814) 272-9350.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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 o 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)
/ s/ Sheriff

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: WELLS.FARGO.FINANCIAL.PENNSYLVANIA, INC. vs
BOBBY.W. PARKER and JENNIFER.R. PARKER

The defendant will be found at .1011.EAST.5TH.STREET,
BLOOMSBURG, PA.17815

.....Attorney for Plaintiff

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

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

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWN OF BLOOMSBURG IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 11/22/2005 AND RECORDED 11/22/2005 AS INSTRUMENT NUMBER 200512791 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

1011 East FIFTH Street

PARCEL NO 05E1400800000

~~TITLE TO SAID PREMISES IS VESTED IN~~ Bobby W. Parker and Jennifer R. Parker, by Deed from Richard Carcella, dated 11/22/2005, recorded 11/22/2005, in Deed Mortgage Inst# 200512791.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

VS

Docket # 101ED2008

MORTGAGE FORECLOSURE

BOBBY W. PARKER
JENNIFER R. PARKER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 10, 2008, AT 3:49 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JENNIFER PARKER AT 1011 EAST 5TH STREET, BLOOMSBURG BY HANDING TO JENNIFER PARKER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JUNE 11, 2008

Lami B. Kuri
NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X Jennifer Allison
J. ALLISON
DEPUTY SHERIFF

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

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

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

June 11, 2008

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

RE: Bobby W. Parker
Jennifer R. Parker
1010 East 5th Street
Bloomsburg, Pa. 17815

DOCKET # 101ED2008

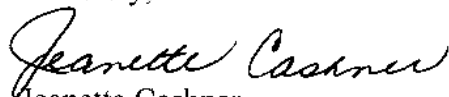
JD # 419JD2008

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$30.60.

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

Sincerely,


Jeanette Cashner
Office Manager

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:10-JUN-08

FEE:\$5.00

CERT. NO:4707

PARKER BOBBY W & JENNIFER R
1011 E FIFTH STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20051-2791
LOCATION: 1011 E FIFTH ST BLOOMSBURG
PARCEL: 05E-14 -008-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2007	PRIM	1,202.28	25.10	0.00	1,227.38
TOTAL DUE :					\$1,227.38

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2008

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2008

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JENNIFER PARKER	MORTGAGE FORECLOSURE
1011 EAST 5TH STREET	
BLOOMSBURG	

SERVED UPON Jennifer

RELATIONSHIP Def IDENTIFICATION _____

DATE 6-10-08 TIME 1549 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Hallinan

DATE

6-10-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DROPEd IN MAIL Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-10-8 TIME 1510 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

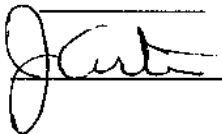
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-10-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/9/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON Jeannette Cashner

RELATIONSHIP Office Manager IDENTIFICATION _____

DATE 6-10-08 TIME 1510 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Gibson DATE 6-10-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/9/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON LAUREN GIL

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 6-10-8 TIME 1540 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY J. C. [Signature] DATE 6-10-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/9/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 101ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT BOBBY W. PARKER
JENNIFER R. PARKER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6-10-8 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 6-10-8

REAL ESTATE OUTLINE

ED # 101-08

DATE RECEIVED

6-9-08

DOCKET AND INDEX

6-10-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

✓

COPY OF DESCRIPTION

✓

WHEREABOUTS OF LKA

✓

NON-MILITARY AFFIDAVIT

✓

NOTICES OF SHERIFF SALE

✓

WAIVER OF WATCHMAN

✓

AFFIDAVIT OF LIENS LIST

✓

CHECK FOR \$1,350.00 OR _____

✓

CK# 702517

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

SALE DATE

Aug. 27, 08

TIME 0930

POSTING DATE

July 22, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

Aug. 6

2ND WEEK

13

3RD WEEK

20, 08

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 101 OF 2008 ED AND CIVIL WRIT NO. 419 OF 2008 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 piece, parcel or lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe corner on the northern side of Fifth Street in line of land now or formerly of Howard McHenry, being Lot No. 16 in the new Addition of the Bloomsburg Land Improvement Company; THENCE by the same, North 24 degrees West, 151.6 feet to an Iron pipe corner; THENCE by the same, North 63 degrees 10 minutes East, 15 feet to a corner; THENCE by the same, North 24 degrees West 15 feet to a corner in line of land now or formerly of the Bloomsburg Brick Company; THENCE by the same, North 63 degrees 10 minutes East, 112.8 feet to a stake corner in the western line of Lot No. 19; THENCE by the same, South 24 degrees East, 191.5 feet to a stake corner on the northern side of Fifth Street; THENCE by the same, South 72 degrees 15 minutes West, 117.8 feet to an Iron pipe corner in line of lot No. 15 the place of Beginning.

BEING Lots Nos. 16, 17, and 18 in the new addition of the Bloomsburg Land Improvement Company.

SUBJECT nevertheless to a 15 foot alley along the western line of the premises herein conveyed and adjacent to said Lot No. 15, which alley comprises a part of the premises herein conveyed and shall run from Fifth Street aforesaid and connect with an alley along the rear of Lots Nos. 12, 13, 14, and 15. This alley is reserved for the uninterrupted use of the present or future owners of the premises herein conveyed or any part thereof as well as for the uninterrupted use of the present and future owners of Lots Nos. 12, 13, 14, and 15.

HAVING thereon erected a dwelling house known as 1011 East 5th Street, Bloomsburg, Pennsylvania.

BEING PARCEL NO. 05E-14-008

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Being the same premises which Alphonso Jackson, secretary of U.S. Department of Housing and Urban Development, of Washington, D.C., by their Attorney in Fact/Agent Lew Carlson by Power Attorney Recorded In Columbia County In Instrument No. 200412149 by Indenture dated 10-13-04 and recorded 10-26-04 In the Office of the Recorder of Deeds In and for the County of Columbia in Instrument No. 200412149, granted and conveyed unto Richard Carcella.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

AND the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant specially the property hereby conveyed.

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

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BEING Lots Nos. 16, 17, and 18 in the new addition of the Bloomsburg Land Improvement Company.

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Together with all and singular the buildings, Improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

AND the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant specially the property hereby conveyed.

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

Plaintiff

vs.

**BOBBY W. PARKER
JENNIFER R. PARKER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2008-CV-419
: 2008-ED-101
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1011 EAST 5TH STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due	\$118,763.88
Additional Fees and Costs	\$2,052.92
Interest from 06/06/08 to sale date (per diem-\$19.52)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

Clerk Tamara B. Kline (KB)
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 6-9-08
(Seal)

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWN OF BLOOMSBURG IN THE COUNTY OF COLUMBIA, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 11/22/2005 AND RECORDED 11/22/2005 AS INSTRUMENT NUMBER 200512791 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

1011 East FIFTH Street

PARCEL NO 05E1400800000

TITLE TO SAID PREMISES IS VESTED IN Bobby W. Parker and Jennifer R. Parker, by Deed from Richard Carcella, dated 11/22/2005, recorded 11/22/2005, in Deed Mortgage Inst# 200512791.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

Plaintiff

vs.

**BOBBY W. PARKER
JENNIFER R. PARKER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2008-CV-419

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(see attached legal description)

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Additional Fees and Costs \$2,052.92

Interest from 06/06/08
to sale date \$ _____
(per diem-\$19.52)

Total \$ _____ Plus Costs as endorsed.

Clerk Tami B Kline (KES)
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 6-9-08
(Seal)

Complaint \$ 90.50 pd
Judgment \$ 14.00 pd
Writ \$ 23.00 pd
Satisfy \$ 7.00

No. 2008-CV-419, 2005 A.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

David H. Shuey
Attorney for Plaintiff

Address: 1011 EAST 5TH STREET, BLOOMSBURG, PA 17815

Where papers may be served.

LEGAL DESCRIPTION

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Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

Defendant(s)

: County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2008-CV-419
: 2008-ED-101
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BOBBY W. PARKER
JENNIFER R. PARKER
1011 EAST 5TH STREET
BLOOMSBURG, PA 17815

Your house (real estate) at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on August 27, 2008, at 9:30 am in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$118,763.88** 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 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 more chance you will have of stopping the sale. (See notice on page two 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 (814) 272-9350.

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 the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

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 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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 o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

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

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

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION.(REAL ESTATE)....., styled as

follows: WELLS.FARGO.FINANCIAL.PENNSYLVANIA,.INC. vs
BOBBY.W.PARKER and JENNIFER R. PARKER

The defendant will be found at .1011.EAST.5TH.STREET,
BLOOMSBURG, PA.17815

.....Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....
.....
.....
.....

LEGAL DESCRIPTION

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