

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 (KPA)
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 6-9-08
(Seal)

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 B. Shuey
Attorney for Plaintiff

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

Where papers may be served.

plaint \$ 90.57pd
gment \$ 14.00pd
nt \$ 23.00pd
satisfy \$ 7.00

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.

an Hallinan & Schmieg, L.L.P.
DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
617 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
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Defendant(s)

: County
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: CIVIL DIVISION
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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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PENNSYLVANIA, INC.**

Plaintiff

vs.

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JENNIFER R. PARKER**

Defendant(s)

**: COURT OF COMMON PLEAS
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Sat.

David H. Shuey
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Address: 1011 EAST 5TH STREET, BLOOMSBURG, PA 17815

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

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Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL
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Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

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**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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

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

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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

2008-ED-181

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.

2008 DEC 11 10:11 AM
CLERK OF COURT

2008 DEC 11 10:11 AM
CLERK OF COURT

2008 DEC 11 10:11 AM
CLERK OF COURT

FEDERMAN AND PHELAN, LL

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62205

One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

(215) 563-7000

ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

BOBBY W. PARKER

JENNIFER R. PARKER

Defendants

: NO. 2008-CV-419

2008-ED-101

TO: JENNIFER R. PARKER
P.O. BOX 1170
LIGHTSTREET PA 17839

DATE OF NOTICE: MAY 15, 2008

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

IMPORTANT NOTICE

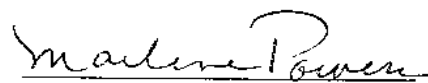
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

COLUMBIA COUNTY
NOTICE TO DEFEND:
NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
1-800-692-7375


Marlene Powers, Legal Assistant

FEDERMAN AND PHELAN, LLP

By: Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

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One Penn Center Plaza, Suite 1400

Philadelphia, PA 19103

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ATTORNEY FOR PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS
Plaintiff

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

BOBBY W. PARKER

JENNIFER R. PARKER

Defendants

: NO. 2008-CV-419

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WELLS FARGO FINANCIAL PENNSYLVANIA, INC. : COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

Vs.

: COLUMBIA COUNTY

BOBBY W. PARKER

JENNIFER R. PARKER

: NO. 2008-CV-419

Defendants

2008-ED-101

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Plaintiff

Vs.

: CIVIL DIVISION

: COLUMBIA COUNTY

BOBBY W. PARKER

JENNIFER R. PARKER

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2008-ED-111

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COLUMBIA COUNTY
NOTICE TO DEFEND:
NORTH PENN LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

PENNSYLVANIA LAWYER REFERRAL
SERVICE
PENNSYLVANIA BAR ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
1-800-692-7375


Marlene Powers, Legal Assistant

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)

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

VERIFICATION OF NON-MILITARY SERVICE

DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **BOBBY W. PARKER** is over 18 years of age and resides at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815.**

(c) that defendant **JENNIFER R. PARKER** is over 18 years of age, and resides at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815.**

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


DANIEL G. SCHMIEG
Attorney for Plaintiff

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
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:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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By: DANIEL G. SCHMIEG
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- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff



COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200512791
Recorded On 11/22/2005 At 10:43:06 AM
* Instrument Type - DEED
Invoice Number - 88834
* Grantor - CARCELLA, RICHARD
* Grantee - PARKER, BOBBY W
User - BSL

* Total Pages - 4

* FEEs

STATE TRANSFER TAX	\$924.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
BLOOMSBURG AREA SCHOOL	\$462.00
REALTY TAX	
TOWN OF BLOOMSBURG	\$462.00
TOTAL	\$1,889.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL BOBBY W AND JENNIFER R PARKER

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Prepared By

Action Abstract Associates
507 Sherman Street Ext.
Muncy, PA 17756
(570)546-8001

Return To

Action Abstract Associates
507 Sherman Street Ext.
Muncy, PA 17756
(570)546-8001

Order No.: **1125383AAM ()**

Property Address: **1011 East Fifth Street, Bloomsburg, Pennsylvania 17815**

Tax Parcel ID: **05E-14-008**

Township of **Bloomsburg, Columbia County**

THIS INDENTURE

Made the 22nd of Nov 2005, between **Richard Carcella** (hereinafter called the Grantor(s)) AND **Bobby W. Parker and Jennifer R. Parker** (hereinafter called the Grantee(s)).

Witnesseth, That the said Grantor(s) in consideration of **NINETY TWO THOUSAND FOUR HUNDRED** dollars (**\$92,400.00**) paid to the Grantor(s) by the Grantee(s), receipt of which is hereby acknowledged, does (do) grant, bargain, sell and convey to the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns.

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.

In Witness Whereof, the said Grantor(s) has (have) hereunto set his/her/its/their hands and seals. Dated the day and year first above written.


WITNESS:


Richard Carcella

State of **Pennsylvania** }
County of **Columbia**


On this, the 22nd of Nov., 2005, before me the undersigned officer, personally appeared **Richard Carcella**, known to me (or satisfactorily proven) to be the person or persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that he / she / they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee(s) herein is
1011 East Fifth Street, Bloomsburg, Pennsylvania 17815


For Grantee(s)



Record and return to:
Action Abstract Associates
507 Sherman Street Ext., Muncy, PA 17756

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

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **1011 EAST 5TH STREET, BLOOMSBURG, PA 17815**.

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

NAME

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

BOBBY W. PARKER

**1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

JENNIFER R. PARKER

**1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE

Date:

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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WELLS FARGO FINANCIAL
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: County
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AFFIDAVIT PURSUANT TO RULE 3129.1

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BLOOMSBURG, PA 17815

JENNIFER R. PARKER

1011 EAST 5TH STREET
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

7. 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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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


TENANT/OCCUPANT

**1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE:

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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Suite 1400
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ATTORNEY FOR PLAINTIFF

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Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

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: County
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:
: CIVIL DIVISION
:
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: 2008-ED-101

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(Affidavit No. 1)

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DANIEL G. SCHMIEG, ESQUIRE

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ATTORNEY FOR PLAINTIFF

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PENNSYLVANIA, INC.

Plaintiff

vs.

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JENNIFER R. PARKER

Defendant(s)

: County
:
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: NO. 2008-CV-419
: 2008-ED-181
:

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NAME

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

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7. 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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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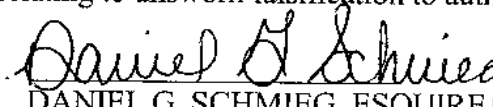
TENANT/OCCUPANT

**1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE:

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
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ATTORNEY FOR PLAINTIFF

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PENNSYLVANIA, INC.

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Defendant(s)

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DANIEL G. SCHMIEG, ESQUIRE

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ATTORNEY FOR PLAINTIFF

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PENNSYLVANIA, INC.

Plaintiff

vs.

BOBBY W. PARKER
JENNIFER R. PARKER

Defendant(s)

: **County**
:
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:
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SAME AS ABOVE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

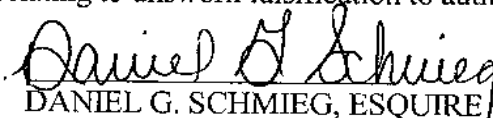
TENANT/OCCUPANT

**1011 EAST 5TH STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE:

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

**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
: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

TO THE OFFICE OF THE PROTHONOTARY:

Issue writ of execution in the above matter:

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


DANIEL G. SCHMIEG, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

Note: Please attach description of property.

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.

RECORDED
11/22/2005
11/22/2005
11/22/2005

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 _____, at _____ 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)
.....

....., 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.....
.....
.....
.....

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2005 JUN 9 11:13 AM

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

WELLS FARGO FINANCIAL PENNSYLVANIA,
INC.

DEFENDANT

BOBBY W. PARKER
JENNIFER R. PARKER

COURT NO.: 2008-CV-419

2008-ED-101

SERVE AT:

1011 EAST 5TH STREET
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

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

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

1. DEPUTIZED SERVICE

Now, this ____ day of _____, 200__, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000