

SHERIFF'S SALE COST SHEET

Wells Fargo Bank VS. Laura & Jeffrey Smith
 NO. 114-08 ED NO. 523-08 JD DATE/TIME OF SALE 8-27-08 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>427.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>75.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>717.50</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>82.29</u>	
WATER 20	\$	
TOTAL *****		\$ <u>82.29</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>Booke Co.</u>	\$ <u>42.72</u>	
TOTAL *****		\$ <u>42.72</u>

TOTAL COSTS (OPENING BID) \$ 1128.33

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Laura & Jeffrey Smith

NO. 114-08 ED NO. 523-08 JD

DATE/TIME OF SALE: 8-27-08 10:00

BID PRICE (INCLUDES COST) \$ 1716.56

POUNDAGE - 2% OF BID \$ 34.34

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1751.7

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halling & Schmieg
Larry S. Mull

TOTAL DUE: \$ 1751.7

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 401.7

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180760

CHECK NO
727473

Pay FOUR HUNDRED ONE AND 17/100 DOLLARS

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

DATE	AMOUNT
09/02/2008	*****401.17

EXB 09022008

Void after 180 days

Thomas S. Hallinan

SECURE
SECURE
SECURE

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

⑈ 727473⑈ ⑆036001808⑆36 150866 6⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Lawn & Jeffrey Smith

NO. 114-08 ED NO. 523-08 JD

DATE/TIME OF SALE: 8-27-08 1030

BID PRICE (INCLUDES COST) \$ 1716.83

POUNDAGE - 2% OF BID \$ 34.34

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1751.17

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halling & Schmieg
Larry S. Mull

TOTAL DUE: \$ 1751.17

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 401.17

174970

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.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: Dawn M. Smith & Jeffrey E. Smith
5442 East 10th Street
Berwick, PA 18603
No. 2008-CV-523-MF

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 5000 Plano Parkway, Carrollton, TX 75010.

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: Wells Fargo Bank, N.A.

Account No. 174970

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	
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:	
Street Address One Penn Center at Suburban Station		City Philadelphia		State PA	
1617 JFK Blvd.				Area Code (215) 563-7000	
				Zip Code 19103	

B TRANSFER DATA

Grantor(s)/Lessor(s) Timothy T. Chamberlain - Sheriff		Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION	
Columbia County Courthouse			
Street Address P.O. Box 380, 35 W. Main St.		Street Address 5000 Plano Parkway	
City Bloomsburg	State PA	City Carrollton	State TX
Zip Code 17815		Zip Code 75010	

C PROPERTY LOCATION

Street Address 5442 East 10th Street, Berwick, PA 18603		City, Township, Borough Berwick Borough	
County COLUMBIA	School District Berwick Borough	Tax Parcel Number 04A-09-176-00,000	

D VALUATION DATA

1. Actual Cash Consideration \$1,716.83	2. Other Consideration + -0-	3. Total Consideration = \$1,716.83
4. County Assessed Value \$28,568.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$ 107,415.68

E EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (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 **200803712**, Page Number :
- ☐ 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.)
- ☐ Other (Please explain exemption claimed, if other than listed above. **Transfer to FEDERAL HOME LONA MORTGAGE CORPORATION "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)**

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: 8/28/08
--	-------------------------

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

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 8th day of August 2008

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scoll 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.

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 13, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, NA
V. DAWN M SMITH and JEFFREY E SMITH
COLUMBIA COUNTY, NO. 2008-CV- 523-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

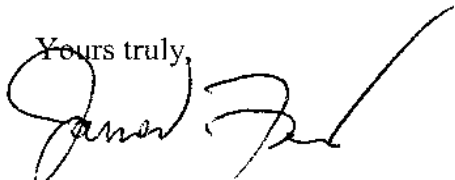
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



James Ford

For PHELAN HALLINAN & SCHMIEG, LLP

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

WELLS FARGO BANK, NA

vs.

DAWN M SMITH
JEFFREY E SMITH

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV- 523-MF
:


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, NA** 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 13, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Shirley Smith* **114**

Received by (Printed Name) *Shirley Smith*

C. Date of Delivery *6-25-08*

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3000
PHILADELPHIA, PA 19105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*

B. Received by (Printed Name) *David Roberts*

C. Date of Delivery *6/26*

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

If YES, enter delivery address below:

E. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

F. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

U.S. MAIL
JUN 26 2003
FBI
PA 19101

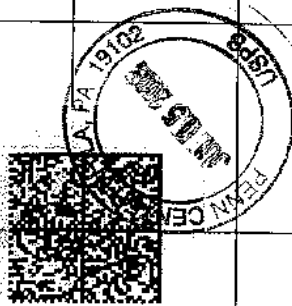
Name and
Address
of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	TENANT/OCCUPANT 542 EAST 10TH STREET BERWICK, PA 18603	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4		DAWN M. SMITH C/O RICHARD W. KNECHT, ESQUIRE BULL, BULL & KNECHT, LLP 106 MARKET STREET BERWICK, PA 18603	
5			
6			
7			
8			
9			
10			
11			
		RE :DAWN M. SMITH PHS #174970. TEAM 3/LAS	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

UNITED STATES POSTAGE
\$ 01.52
02 JM
MAILED FROM ZIP CODE 19103
JUL 15 2008
0004218010



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, NA

VS.

DAWN M. SMITH & JEFFREY E. SMITH

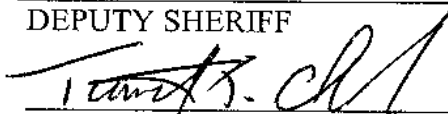
WRIT OF EXECUTION #114 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAWN & JEFFREY SMITH AT 542 E. 10TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

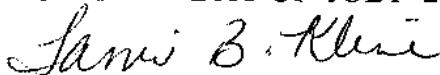
SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008



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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, NA

Docket # 114ED2008

VS

MORTGAGE FORECLOSURE

DAWN M. SMITH
JEFFREY E. SMITH

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY JULY 21, 2008 AT 5:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JEFFREY SMITH AT 542 E. 10TH STREET, BERWICK BY HANDING TO JEFFREY SMITH 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 TUESDAY, JULY 22, 2008

Lami B. Klevi
NOTARY PUBLIC

X Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/23/2008

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JEFFREY SMITH
542 E. 10TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

9-7181

SERVED UPON Jeff

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-21 TIME 1:05 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
<u>6/24/08</u>	<u>1:00</u>	<u>SG</u>	<u>NA - LC</u>
<u>7-7</u>		<u>TC</u>	<u>called left mess.</u>
DEPUTY <u>TC</u>		DATE _____	

Sue Baschuk
925-5276
Cont 21

PAY
TO THE
ORDER
OF

FIFTY SEVEN DOLLARS TWENTY EIGHT CENTS

COLUMBIA COUNTY SHERIFF OFFICE

PO BOX 380

Bloomsburg, PA 17815

⑈081455⑈⑈⑈031308784⑈

8134593⑈

COUNTY OF BERKS
SHERIFF OF BERKS COUNTY PA
633 COURT STREET
READING, PA 19601

NATIONAL
PENN BANK
60-878-313

DATE

7/08/08

AMOUNT

\$57.28

VOID AFTER 60 DAYS



MP

81465



COUNTY OF BERKS, PENNSYLVANIA

SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Anthony Damore, Chief Deputy

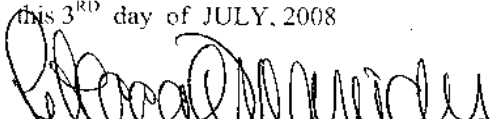
AFFIDAVIT OF SERVICE

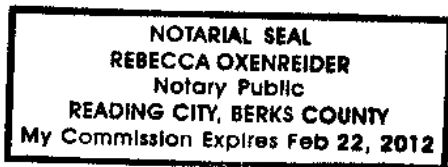
DOCKET NO. 08-ED-114
COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF BERKS

Personally appeared before me, KYLE PAGERLY, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on JULY 1, 2008 at 7:45 PM, he served the annexed WRIT OF EXECUTION ON REAL ESTATE upon DAWN SMITH, within named defendant, by handing a copy thereof to MATT NORCE, ADULT MEMBER OF HOUSEHOLD, at 10 WEISER COURT, WOMELSDORF, Berks County, Pa., and made known to defendant the contents thereof.


DEPUTY SHERIFF OF BERKS CO., PA

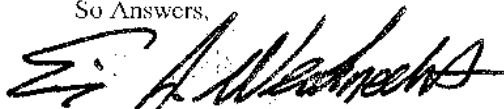
Sworn and subscribed before me
this 3RD day of JULY, 2008


NOTARY PUBLIC, READING, BERKS CO., PA



Service made as set forth above.

So Answers,


SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings	
\$ 100.00	DEPOSIT
\$ 42.72	ACTUAL COST OF CASE
\$ 57.28	AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

Dedicated to public service with integrity, virtue & excellence

www.countyofberks.com/sheriff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO BANK, NA

114ED2008

VS

MORTGAGE FORECLOSURE

DAWN M. SMITH
JEFFREY E. SMITH

NOW, TUESDAY, JUNE 24, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DAWN SMITH, AT 10 WEISER COURT, WOMELDORF, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

114ED2008

JUN 24 2008



June 25, 2008

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

WELLS FARGO BANK, NA

VS.

**DAWN M. SMITH
JEFFREY E. SMITH**

DOCKET # 114ED2008

JD # 523JD2008

Dear Timothy:

The amount due on sewer account #124770 for the property located at 542 East 10th Street in Berwick, Pa through September 30, 2008 is \$82.29.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/23/2008

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JCE NORVAT

RELATIONSHIP DEPUTY DIRECTOR IDENTIFICATION _____

DATE 6/24/08 TIME 1430 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) SERVED ON DEPUTY DIRECTOR
OF DOMESTIC REL.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 6/24/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/23/2008

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
RICHARD KNECHT, ESQ.	MORTGAGE FORECLOSURE
106 MARKET STREET	
BERWICK	

SERVED UPON SALLI NASATKA

RELATIONSHIP OFFICE SECRETARY IDENTIFICATION _____

DATE 6/24/08 TIME 1300 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) SERVED ON SEC. AT LAW OFFICE
OF BALL, BALL & KNECHT, LLP

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

B. J. Carroll

DATE 6/24/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/23/2008

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER- TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE.	
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 6/24/08 TIME 1205 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

E. D. Carroll

DATE 6/24/08

BERWICK AREA SCHOOL DISTRICT
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS
 Mon, Tue, Thur, 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
PHONE 570-752-7442

SMITH JEFFERY E & DAWN M
542 EAST TENTH STREET
BERWICK PA 18603

Tax Notice 2008 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Ginger
1615 Lincoln Avenue
Berwick PA 18603
HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
SMITH JEFFERY E & DAWN M
542 EAST TENTH STREET
BERWICK PA 18603

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

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003723 Original

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	28568	48.1000	1346.64	1374.12	1511.53

PAY THIS AMOUNT	IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1
1346.64	1374.12	1511.53	

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A09 17600000	5114
542 E TENTH ST	2500.00
20021-0946	26068.00
0.10 ACRES	

SCHOOL PENALTY 10%	DELINQUENT TAX TO	COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

FOR: COLUMBIA COUNTY DATE 03/01/2008 BILL NO. 6004

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	28,568	6.146	172.07	175.58	193.14
FIRE		1.345	37.65	38.42	42.26
LIGHT		1.25	35.00	35.71	37.50
BORO RE		1.75	48.99	49.99	52.49
		10.6	296.76	302.82	317.96
			590.47	602.52	643.35

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	ONLY	TWP	IF paid on or before April 30	IF paid on or before June 30	IF paid after June 30
	Discount 2%	2%			
	Penalty 10%	5%			
	PARCEL: 04A-09 -176-00,000				
	542 E TENTH ST				
	.0953 Acres				
	Land	2,500			
	Building	26,068			
	Total Assessment	28,568			

Wells

This tax returned to courthouse on: January 1, 2009
 FILE COPY
 CK 60252
 178270

6-23-08

Tin paid

mail out after July 4th

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/23/2008

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KRISTY ROMIG

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6/24/08 TIME 1235 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) SERVED CLERK AT
BERWICK SEWER AUTH. OFFICE

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

DEPUTY [Signature] DATE 6/24/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/23/2008

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 114ED2008

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT DAWN M. SMITH
JEFFREY E. SMITH

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 RENAE NEWHART

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 6/24/08 TIME 0910 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) SERVED ON OFFICE
MANAGER OF TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

C. J. Carroll

DATE

6/24/08

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

WELLS FARGO BANK, NA

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV 523 MF
:
:

vs.

DAWN M. SMITH
JEFFREY E. SMITH

VERIFICATION OF NON-MILITARY SERVICE

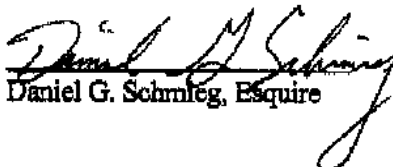
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 DAWN M. SMITH is over 18 years of age and resides at 10 WEISER COURT, WOMELDORF, PA 19567.

(c) that defendant JEFFREY E. SMITH is over 18 years of age, and resides at 542 EAST 10TH STREET, BERWICK, PA 18603.

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


Daniel G. Schmieg, Esquire

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 06/24/2008

Fee: \$5.00

Cert. NO: 4923

SMITH JEFFERY E & DAWN M
542 EAST TENTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20021 -0946
Location: 542 E 10TH ST
Parcel Id:04A-09 -176-00,000

Assessment: 28,568
Balances as of 06/24/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: _____

REAL ESTATE OUTLINE

ED # 11408

DATE RECEIVED 6-23-08

DOCKET AND INDEX 6-24-08

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# 767251

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Aug. 27, 08 TIME 1030
July 22, 08
1ST WEEK Aug. 6
2ND WEEK 13
3RD WEEK 20, 08

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 114 OF 2008 ED AND CIVIL WRIT NO. 523 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 or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey E. Smith and Dawn M. Smith, his wife, by Deed from Richard W. Knecht and Ann L. Knecht, his wife, dated 09/13/2002, recorded 09/16/2002, in Deed Mortgage Inst# 200210946.

Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603

Tax Parcel #04A-09-176-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 10:30 AM

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Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603

Tax Parcel #04A-09-176-00,000

TERMS OF SALE

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

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

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 10:30 AM

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Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603

Tax Parcel #04A-09-176-00,000

TERMS OF SALE

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

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

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

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

WELLS FARGO BANK, NA

vs.

DAWN M. SMITH

JEFFREY E. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV 523 MF Term 200

2008-ED-114

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 542 EAST 10TH STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$93,144.51

Additional Fees and Costs

\$1,816.00

Interest from 05/15/08 to Sale
at \$15.31per diem

\$.....and costs.

Dated

June 13, 2008
(SEAL)

Nami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

PHS#174970

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

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Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603
Tax Parcel #04A-09-176-00,000

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

WELLS FARGO BANK, NA

vs.

DAWN M. SMITH

JEFFREY E. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV 523 MF Term 200

2008-ED-114

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due

\$93,144.51

Additional Fees and Costs

\$1,816.00

Interest from 05/15/08 to Sale

\$.....and costs.

At \$15.31 per diem

Daniel H. Schiue

Attorney for the Plaintiff(s)

Note: Please attach description of Property.

PHS#174970

2008 JUN 25 AM 10:28
CLERK OF COURT
COLUMBIA COUNTY

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty-four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

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Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603
Tax Parcel #04A-09-176-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

DAWN M. SMITH
10 WEISER COURT
WOMELDORF, PA 19567

JEFFREY E. SMITH
542 EAST 10TH STREET
BERWICK, PA 18603

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV 523 MF**
: **2008-ED-114**
:
:
:
:
:

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

WELLS FARGO BANK, NA, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **542 EAST 10TH STREET, BERWICK, PA 18603**.

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

NAME

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

DAWN M. SMITH

10 WEISER COURT
WOMELDORF, PA 19567

JEFFREY E. SMITH

542 EAST 10TH STREET
BERWICK, PA 18603

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

NAME

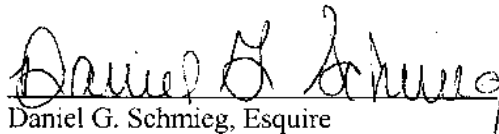
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| RICHARD W. KNECHT, ESQ.
BULL, BULL & KNECHT, LLP | 106 MARKET STREET
BERWICK, PA 18603 |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 542 EAST 10TH STREET
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

June 20, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**DAWN M. SMITH
10 WEISER COURT
WOMELDORF, PA 19567**

**JEFFREY E. SMITH
542 EAST 10TH STREET
BERWICK, PA 18603**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV 523 MF**
: **2008-ED-114**
:
:
:
:
:

Defendant(s).

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

WELLS FARGO BANK, NA, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **542 EAST 10TH STREET, BERWICK, PA 18603**.

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

NAME

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

DAWN M. SMITH

**10 WEISER COURT
WOMELDORF, PA 19567**

JEFFREY E. SMITH

**542 EAST 10TH STREET
BERWICK, PA 18603**

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

NAME

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

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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| NONE | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------------------------------|---|
| RICHARD W. KNECHT, ESQ. | 106 MARKET STREET |
| BULL, BULL & KNECHT, LLP | BERWICK, PA 18603 |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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| TENANT/OCCUPANT | 542 EAST 10TH STREET
BERWICK, PA 18603 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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June 20, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**DAWN M. SMITH
10 WEISER COURT
WOMELDORF, PA 19567**

**JEFFREY E. SMITH
542 EAST 10TH STREET
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV 523 MF
: 2008-ED-114
:
:
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**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

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NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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DAWN M. SMITH	10 WEISER COURT WOMELDORF, PA 19567
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JEFFREY E. SMITH	542 EAST 10TH STREET BERWICK, PA 18603
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2. Name and address of Defendant(s) in the judgment:

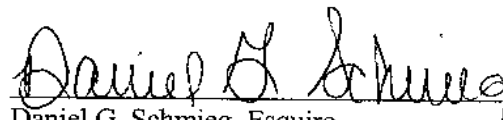
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SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
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BULL, BULL & KNECHT, LLP | 106 MARKET STREET
BERWICK, PA 18603 |
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| TENANT/OCCUPANT | 542 EAST 10TH STREET
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COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
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June 20, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

DAWN M. SMITH

10 WEISER COURT

WOMELDORF, PA 19567

JEFFREY E. SMITH

542 EAST 10TH STREET

BERWICK, PA 18603

Defendant(s).

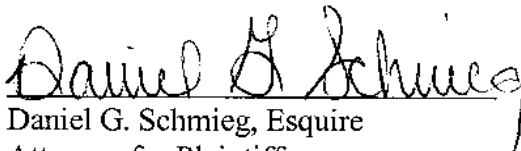
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV 523 MF
:
: 2008-ED-114
:
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:
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CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

DAWN M. SMITH
10 WEISER COURT
WOMELDORF, PA 19567

JEFFREY E. SMITH
542 EAST 10TH STREET
BERWICK, PA 18603

: **COLUMBIA COUNTY**
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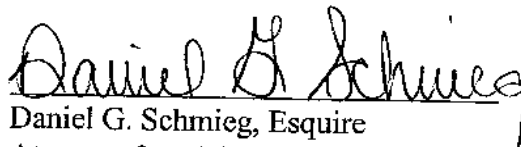
Defendant(s).

CERTIFICATION

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

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

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Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Kallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

WELLS FARGO BANK, NA

3476 STATEVIEW BOULEVARD

FORT MILL, SC 29715

Plaintiff,

v.

DAWN M. SMITH

10 WEISER COURT

WOMELDORF, PA 19567

JEFFREY E. SMITH

542 EAST 10TH STREET

BERWICK, PA 18603

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COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV 523 MF

2008-ED-114

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DAWN M. SMITH
10 WEISER COURT
WOMELDORF, PA 19567

JEFFREY E. SMITH
542 EAST 10TH STREET
BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **542 EAST 10TH STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$93,144.51** obtained by **WELLS FARGO BANK, NA**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, NA**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

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

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

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

....., 20

HARRY A. ROADARMEL
Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, NA vs DAWN M. SMITH and JEFFREY E. SMITH

The defendant(s) will be found at 10 WEISER COURT, WOMELDORF, PA 19567
542 EAST 10TH STREET, BERWICK, PA 18603

Daniel G. Schurz 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
.....
.....

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey E. Smith and Dawn M. Smith, his wife, by Deed from Richard W. Knecht and Ann L. Knecht, his wife, dated 09/13/2002, recorded 09/16/2002, in Deed Mortgage Inst# 200210946.

Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603
Tax Parcel #04A-09-176-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

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DESCRIPTION

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BEGINNING at a point on the southerly side of East Tenth Street at a distance of one hundred seventeen and five-tenths (117.5) feet west of the intersection of the west side of Fowler Avenue with the south side of East Tenth Street; thence South twenty-six degrees East (S 26 degrees 00 minute E), a distance of eighty-two and five-tenths (82.5) feet to a point; thence South sixty four degrees ten minutes West (S 64 degrees 10 minutes W), a distance of fifty (50) feet to a point; thence North twenty-six degrees West (N 26 degrees 00 minute W), a distance of eighty-two and five-tenths (82.5) feet to the southerly side of East Tenth Street; thence North sixty-four degrees ten minutes East (N 64 degrees 10 minutes E) along the southerly side of East Tenth Street, a distance of fifty (50) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey E. Smith and Dawn M. Smith, his wife, by Deed from Richard W. Knecht and Ann L. Knecht, his wife, dated 09/13/2002, recorded 09/16/2002, in Deed Mortgage Inst# 200210946.

Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603
Tax Parcel #04A-09-176-00,000

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Premises being: 542 EAST 10TH STREET, BERWICK, PA 18603
Tax Parcel #04A-09-176-00,000

SHERIFF'S RETURN

WELLS FARGO BANK, NA

Plaintiff

vs.

DAWN M. SMITH

JEFFREY E. SMITH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV 523 MF CD Term,

200 2008-ED-114

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__ at _____ O'Clock _____ m., served the within

_____ upon _____

_____ at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

20, _____, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff
WELLS FARGO BANK, NA

Court Number
2008-CV 523 MF **2008-ED-114**

Defendant
DAWN M. SMITH & JEFFREY E. SMITH

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
ADDRESS (Street or RFD, Apartment No., City, Boro. Twp., State and Zip Code)
542 EAST 10TH STREET, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff ____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

RETURNED:

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH DISHONORABLE BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
707251

3-180360

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
06/20/2008	*****1,350.00

06/20/2008

Void after 180 days

Frank J. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. HEAT MADE CHANGES WITH HEAT.

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