

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Shawn Martinez & Andrea Yullis
 NO. 27-08 ED NO. 1950-07 JD DATE/TIME OF SALE 4-23-08 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>24.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>408.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>839.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1064.76</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>11</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1659.26

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Shawn Martinez & Andrea Gralls

NO. 27-08 ED NO. 1950-07 JD

DATE/TIME OF SALE: 4-23-08 0930

BID PRICE (INCLUDES COST) \$ 1659.26

POUNDAGE - 2% OF BID \$ 33.19

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1692.45

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1692.45

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 192.45

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

May 7, 2008

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

RE: WELLS FARGO BANK, NA v SHAWN M. MARTINEZ AND ANDREA YOULLS

SALE DATE April 23, 2008
DEED INSTRUCTION AND SETTLEMENT LETTER

Dear Sheriff:


Per your instruction, I have enclosed a check for the amount of \$192.45. This is the final amount that you need to ensure that all costs and fees were paid in reference to the above Sheriff Sale. When you prepare the Deed, please assign the name of the Grantee as:

**Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of
November 1, 2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2**
Whose Address is:
701 Corporation Center Drive, Raleigh, NC 27607

Once Deed is recorded please return in the SASE provided to:
Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

If there is anything you need to assist you in this matter, please do not hesitate to contact me. Your assistance in this matter is greatly appreciated.

Respectfully,


Daniel J. Mancini, Esq.
PA ID: 39353



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Real Estate Tax Paid _____
Book Number _____
Page Number _____
Date Recorded _____

Complete each section and file in duplicate with Recorder 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 Mancini & Associates Telephone Number: (717) 728-4233
Street Address 801 H Fairview Drive City Muncaca State PA Zip Code 15061

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Columbia County Sheriff Grantee(s)/Lessee(s) *See Attached*
Street Address P.O. Box 380, 35145 Main Street Street Address 701 Corporation Center Drive
City Bloomsburg State PA Zip Code 17815 City Raleigh State NC Zip Code 27607

C. PROPERTY LOCATION

Street Address 16 Klingersville Ln City, Township, Borough Hemlock Township
County Columbia School District Bloomsburg Tax Parcel Number 18-02-018-04

D. VALUATION DATA

1. Actual Cash Consideration \$ <u>1,692.45</u>	2. Other Consideration + <u>0</u>	3. Total Consideration = \$ <u>1,692.45</u>
4. County Assessed Value \$ <u>26,447.00</u>	5. Common Level Ratio Factor X <u>3.55</u>	6. Fair Market Value = \$ <u>79,686.35</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed \$1,692.45 1b. Percentage of Interest Conveyed 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200414623, Page Number 1
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party Da Date 5-7-08

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

Grantee(s) or Lessee(s)

**Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of
November 1, 2004 Asset Backed Pass-Through Certificates Series 2004 WHQ2**

Whose Address is:

701 Corporation Center Drive, Raleigh, NC 27607

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 2, 9, 16, 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 17th day of April, 2008.

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

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

DANIEL J. MANCINI
ATTORNEY AT LAW
201A HARBVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7322/2433
2792038426

4620

DATE: 5-9-08

1. PAYEE'S NAME (PRINT OR TYPE)

PAY TO THE ORDER OF COLUMBIA COUNTRY SHOOTING \$ 192.45
Five Hundred Ninety-Two + 45/100 DOLLARS



MEMO THIRTY-THREE

1:2433732220: 2792038426 4620

Daniel J. Mancini NP

Martizey Property Taxes Paid

4-11-08

Hemlock Township.

Keefe

27 ED 2008

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

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8348

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8355

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4094 8362

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *3/4*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address
[Signature]
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *27*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 26 2008*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

March 14, 2008

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

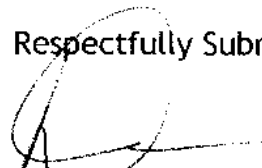
RE: WELLS FARGO BANK NA AS TRUSTEE
VS
SHAWN M. MARTINEZ AND ANDREA YOULLS
Affidavit of Service for Mortgage Foreclosure
2007-CV-1950

To Whom It May Concern:

Enclosed find a Return of Service along with the Notice Pursuant to Rule 3129 that was sent to notify the Creditors of the scheduled Sheriff sale. Please file these documents with the above mentioned case. We have sent the originals to the Prothonotary for filing.

Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daniel J. Mancini', is written over a circular stamp or seal.

Daniel J. Mancini, Esquire
PA Bar ID 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

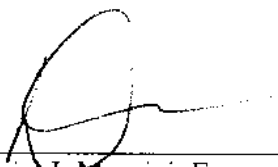
SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Aliquippa, Pennsylvania on March 10, 2008, a true and correct copy of Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to all lien holders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), which mailing receipts are attached. Service addresses are as follows:

BENEFICIAL CONSUMER DISCOUNT COMPANY
D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA
417 Central Road
Suite 2
Bloomsburg, PA 17815

HEMLOCK TOWNSHIP TAX COLLECTOR
Denise D. Ottaviani
116 Frosty Valley Road
Bloomsburg, PA 17815

By 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

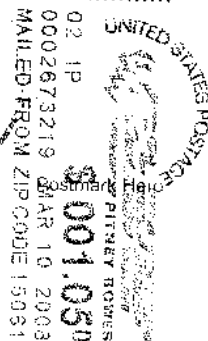
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To:

Beneficial Consumer Discount Co
DB/H Beneficial Mortgage Co of PA
417 Central Road
Suite 2
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065

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:

Shawn M. Martinez
36 Chapel Hill Road
Bloomsburg, PA 17815

2. Article Number

(Transfer from service label)

7007 1490 0000 7477 1545

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Shawn Martinez*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/12/08

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Andrea Youlls
36 Chapel Hill Road
Bloomsburg, PA 17815

2. Article Number

(Transfer from service label)

7007 1490 0000 7477 1538

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Shawn Martinez*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/12/08

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

0EST 2242 0000 064T 2002

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

Postage	\$	Postmark Here
Registered Fee		
Insurance Fee (Endorsement Required)		
Destination Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Send To: Andrea Yavits
36 Chapel Hill Road
Bloomsburg, PA 17815

54ST 2242 0000 064T 2002

Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

Postage	\$	Postmark Here
Registered Fee		
Insurance Fee (Endorsement Required)		
Destination Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Send To: Shawn M. Martine
36 Chapel Hill Road
Bloomsburg, PA 17815

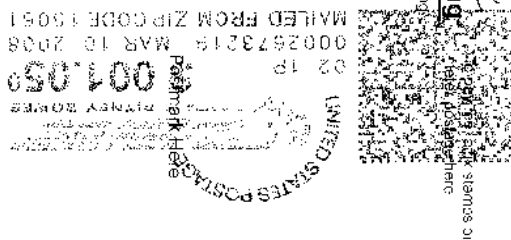
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE

Certificate Of Mailing

From: Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To: Andrea Yavits
36 Chapel Hill Road
Bloomsburg, PA 17815



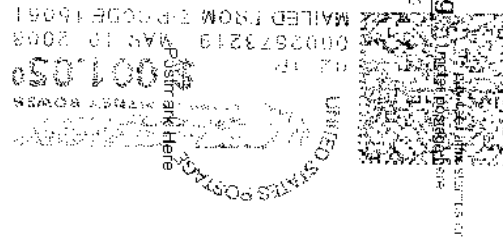
PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE

Certificate Of Mailing

From: Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To: Shawn M. Martine
36 Chapel Hill Road
Bloomsburg, PA 17815

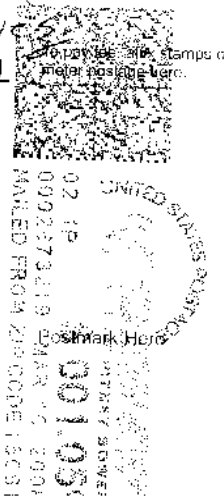


Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Mancini & Associates
201A Fairview Drive
Monaca, PA 15061

To: Hartlock Township Tax Collector
ATTN: Denise D. OTHMAN
116 Frosty Valley Road
Bloomsburg, PA 17815



Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens or any claim against the real estate of **16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815.**

BENEFICIAL CONSUMER DISCOUNT COMPANY
D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA
417 Central Road, Suite 2, Bloomsburg, PA 17815
MBV&PG 200600745 RECORDED 1/24/2006 AMOUNT \$20,500.28

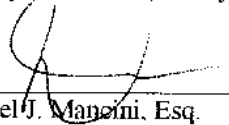
HEMLOCK TOWNSHIP TAX COLLECTOR
Denise D. Ottaviani
116 Frosty Valley Road
Bloomsburg, PA 17815

You are hereby notified that on **Wednesday, April 23, 2008 at 10:00 A.M.** prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of, WELLS FARGO BANK, NA AS TRUSTEE, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the **Sheriff's Office, Courthouse, Bloomsburg, Columbia County, PA**, the real estate of SHAWN M. MARTINEZ AND ANDREA YOULLS, known and numbered as **16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815. Columbia County.** A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County within thirty (30) days, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

You are further notified that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

DATE: March 10, 2008

By: 
Daniel J. Mancini, Esq.
Attorney for Plaintiff

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 26 DEGREES 5 MINUTES WEST, 238 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX;
THENCE BY THE SAME, NORTH 21 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 86 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 1.5 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-18-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK

VS.

SHAWN MARTINEZ & ANDREA YOULLS

WRIT OF EXECUTION #27 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SHAWN MARTINEZ & ANDREA YOULLS AT 16 KLINGERVILLE LANE
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF MARCH 2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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) 704-6300

WELLS FARGO BANK, NA AS TRUSTEE

Docket # 27ED2008

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ
ANDREA YOULLS

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 27, 2008, AT 12:18 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON SHAWN MARTINEZ AT 36 CHAPEL HILL ROAD,
BLOOMSBURG BY HANDING TO SHAWN MARTINEZ, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 27, 2008

Wendy Westover

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomshurg, Columbia Co., PA
My Commission Expires November 07, 2009

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 AS TRUSTEE

Docket # 27ED2008

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ
ANDREA YOULLS

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 27, 2008, AT 12:18 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON ANDREA YOULLS AT 36 CHAPEL HILL ROAD,
BLOOMSBURG BY HANDING TO SHAWN MARTINEZ, ADULT IN CHARGE, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 27, 2008

Wendy Westover
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

*County & Township 2008 Tax due
attached*

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: April 23, 2008

TIME: 9:30 am

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815.

Legal Descriptions: All that certain property situated in the TOWNSHIP OF HEMLOCK in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 18-02-016-04 and being more fully described in a deed dated 10/20/2004, and recorded 12/29/2004, among the land records of the county and state set forth above, in 200414622

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Address, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622

THE LOCATION of your property to be sold is:

**16 KLINGERVILLE ROAD
BLOOMSBURG, PA 17815**

Tax Notice 2008 County & Municipality

HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
 JUNE 17, 19, 24, 26: 1 PM TO 6 PM
 OR BY APPOINTMENT
PHONE: 570-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MARTINEZ SHAWN M
 YOUULLS ANDREA
 16 KLINGERVILLE LANE
 BLOOMSBURG PA 17815

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

1160000000

FOR: COLUMBIA COUNTY

DATE
 03/01/2008

BILL NO.
 19816

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL	26,448	6.146	159.30	162.55	178.81
SINKING		1.345	34.86	35.57	39.13
FIRE		.85	22.03	22.48	24.73
TWP RE		2.5	64.80	66.12	72.73
The discount & penalty have been calculated for your convenience					
	PAY THIS AMOUNT		280.99	286.72	315.40
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
CNTY	Discount 2 %	TWP	2 %	This tax returned to courthouse on: January 1, 2009	
	Penalty 10 %		10 %		
	PARCEL: 18 -02 -018-04.000				
	16 KLINGERVILLE LN				
	4659 Acres	Land	4.059		
		Buildings	22.389		
	Total Assessment		26,448		

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

SHAWN MARTINEZ

16 KLINGERVILLE RD OR 36 CHAPEL
HILL RD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Shawn

RELATIONSHIP

IDENTIFICATION

DATE

2-27-08

TIME

1218

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

2-25-8

1535

2

cc

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 2/22/2008

SERVICE# 2 - OF - 12 SERVICES
 DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

Scotch v. Adig

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED
ANDREA YOULLS
16 KLINGERVILLE RD OR 36 CHAPEL
HILL RD
BLOOMSBURG

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

386-1014

SERVED UPON Shawn Martinez

RELATIONSHIP AIC IDENTIFICATION _____

DATE 2-27-08 TIME 1218 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>2-25-8</u>	<u>1535</u>	<u>Z</u>	<u>LC</u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

BENEFICIAL CONSUMER DISCOUNT
COMPANY

417 CENTRAL ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JASON WELLIVER

RELATIONSHIP SR. ACCT EXT IDENTIFICATION _____

DATE 2-25-08 TIME 1420 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB A POE _____ CCSO _____

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Luter

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

116 FROSTY VALLEY ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Posted Back Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-8 TIME 1320 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. C. C.

DATE 2-25-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2008

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARGEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 2-25-8 TIME 1210 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

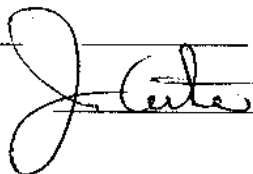
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-25-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 12 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ
ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
16 KLINGERVILLE RD	
BLOOMSBURG	

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-8 TIME 1310 MILEAGE _____ OTHER _____

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

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

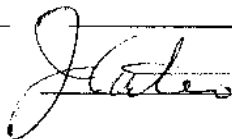
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 2-25-8

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 02/22/2008

Fee: \$5.00

Cert. NO: 4301

MARTINEZ SHAWN M
YOULLS ANDREA
16 KLINGERVILLE LANE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20041 -4622
Location: 16 KLINGERVILLE LN
Parcel Id:18 -02 -018-04,000

Assessment: 26,448
Balances as of 02/22/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2008

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ
ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

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

SERVED UPON DEB M. HILL

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-22-8 TIME 1535 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY

J. Carter

DATE 2-22-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2008

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 27ED2008

PLAINTIFF WELLS FARGO BANK, NA AS TRUSTEE

DEFENDANT SHAWN M. MARTINEZ

ANDREA YOULLS

ATTORNEY FIRM MANCINI AND ASSOC

PERSON/CORP TO SERVED

HEMLOCK SEWER - C/O GAREY

BITTENBENDER

BUCKHORN ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

Served to Garey

RELATIONSHIP

IDENTIFICATION

DATE 2-22-08 TIME _____ MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

DATE

REAL ESTATE OUTLINE

ED # 27-08

DATE RECEIVED 2-22-08

DOCKET AND INDEX 2-22-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR \$~~1,350.00~~ OR 1500

CK# 3596

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

SALE DATE

Apr 23 08 TIME 0930

POSTING DATE

Mar 18, 08

ADV. DATES FOR NEWSPAPER

1ST WEEK

Apr 2

2ND WEEK

9

3RD WEEK

16, 08

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2008 ED AND CIVIL WRIT NO. 1950 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME NORTH 26 DEGREES 5 MINUTES WEST, 235 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX; THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET; THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 86 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING. CONTAINING 0.5 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-18-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Address, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.

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 Mancini
201 A Fairview Drive
Monaca, PA 15061

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

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2008 ED AND CIVIL WRIT NO. 1950 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME NORTH 26 DEGREES 5 MINUTES WEST, 235 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX; THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET; THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 86 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING. CONTAINING 0.5 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-18-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.

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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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 Mancini
201 A Fairview Drive
Monaca, PA 15061

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

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 OF 2008 ED AND CIVIL WRIT NO. 1950 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME NORTH 26 DEGREES 5 MINUTES WEST, 235 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX; THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX; THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET; THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 86 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING. CONTAINING 0.5 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-18-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.

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 Mancini
201 A Fairview Drive
Monaca, PA 15061

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

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

Writ of Execution

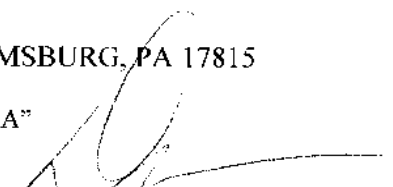
TO THE SHERIFF OF COLUMBIA COUNTY:

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

16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815

Please see attached Property description, Exhibit "A"

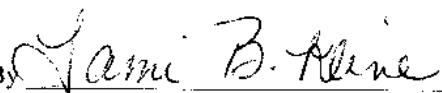
I verify that I am the Attorney for the Plaintiff


Daniel J. Mancini, Esq. ID# 39353

AMOUNT DUE \$120,504.22

INTEREST
from 09/01/06 \$ _____
to 02/13/08
(Costs to be added) \$ _____

By


Prothonotary

Date: Feb. 22, 2008

**FIDELITY NATIONAL TITLE INSURANCE COMPANY****SCHEDULE "A"
DESCRIPTION**

File No. 0409-00884

Commitment No. 0409-00884

All that certain piece, parcel or tract of land situate in Kingerville, Hemlock Township, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner on the Northern side of an unnamed Street in line of lands now or formerly of John Klinger, et ux;
Thence by the same North 26 degrees 5 minutes West, 236 feet to an iron pin corner in line of land now or formerly of Gerald Hart, et ux;
Thence by the same, North 61 degrees 55 minutes East to an iron pin corner in other lands now or formerly of John Klinger, et ux;
Thence by the same, South 26 degrees 05 minutes East, 238 feet to an iron pin corner on the Northern side of an unnamed street;
Thence by the same, South 63 degrees 55 minutes West 86 feet to an iron pin corner in line of land now or formerly of John Klinger, et ux., the place of Beginning.

Containing .5 of an acre.

This description was prepared from draft of survey of Howard Fetterolf, R.E. dated September 4, 1971.

Property Parcel Number 18-02-18-04

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

CIVIL ACTION – LAW

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

VS

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

CERTIFICATE OF LOCATION

16 KLINGERVILLE ROAD
BLOOMSBURG, PA 17815

TOWNSHIP OF HEMLOCK

PARCEL No: 18-02-018-04

CIVIL Division

Case Number: 2007-CV-1950
2008-ED-27

Type of Pleading

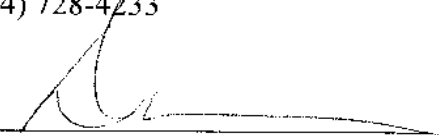
Mortgage Foreclosure
Writ of Execution

Code and Classification:

Filed on Behalf Of:
Plaintiff

Counsel of Record:

Daniel J. Mancini, Esquire
Attorney at Law
201 A Fairview Drive
Monaca, PA 15061
(724) 728-4233


By: DANIEL J. MANCINI, ESQ.
PA I.D. No. 39353

Mancini & Associates

201A Fairview Drive
Monaca, PA 15061
Phone (724) 728-4233
Fax (724) 728-4239
mancinilawfirm@comcast.net

Daniel J. Mancini, Esq.
*Licensed in PA and FL

February 18, 2008

Columbia County Sheriff
P.O. Box 380
35 West Main Street
Bloomsburg, PA 17815

RE: **WELLS FARGO BANK, NA AS TRUSTEE**
VS
SHAWN M. MARTINEZ AND ANDREA YOULLS
Sheriff's Package for Mortgage Foreclosure
2007-CV-1950

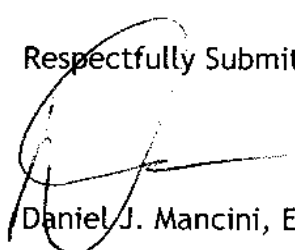
To Whom It May Concern:

I am including the Sheriff's package forms, which need to be submitted to the Sheriff to be placed on the next available Sheriff Sale.

We also are including two (2) copies of the long notice of sale, which needs to be personally served upon both defendants at their respective address. Also please post your handbill on the property of 16 Klingerville Road, Bloomsburg, PA 17815.

I have enclosed your deposit of \$1500 for the Service and filing. Thank you in advance for your assistance in this matter. If you have any questions or need additional information, please do not hesitate to telephone our office.

Respectfully Submitted,



Daniel J. Mancini, Esquire
PA Bar ID 39353

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
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201 A Fairview Drive
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(724)728-4233
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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815.

Legal Descriptions: All that certain property situated in the TOWNSHIP OF REMLOCK in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 18-02-016-04 and being more fully described in a deed dated 10/20/2004, and recorded 12/29/2004, among the land records of the county and state set forth above, in 200414622

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622

THE LOCATION of your property to be sold is:

**16 KLINGERVILLE ROAD
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO: 2007-CV-1950

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

SHAWN M. MARTINEZ AND ANDREA YOULLS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

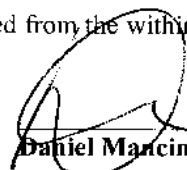
THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.



Daniel Mancini, Esq.

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 26 DEGREES 5 MINUTES WEST, 285 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX;
THENCE BY THE SAME, NORTH 81 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 283 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 56 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.5 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-18-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, WEXLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 26 DEGREES 8 MINUTES WEST, 248 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF HERALD HART, ET UX;
THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 18 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 68 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.9 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, R.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-018-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 26 DEGREES 8 MINUTES WEST, 216 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX;
THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 338 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 14 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.9 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, P.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-018-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
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LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 16 DEGREES 5 MINUTES WEST, 236 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX;
THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 09 MINUTES EAST, 188 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 63 DEGREES 55 MINUTES WEST 56 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.5 OF AN ACRE.

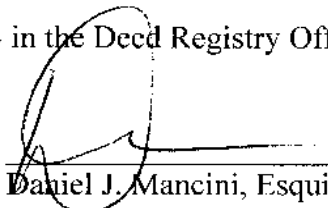
THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, P.E., DATED SEPTEMBER 4, 1971.

PROPERTY PARCEL NUMBER 18-02-018-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancini@lawfirm.comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PEECE, PARCEL OF TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 16 DEGREES 5 MINUTES WEST, 215 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF GERALD HART, ET UX;
THENCE BY THE SAME, NORTH 81 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 26 DEGREES 05 MINUTES EAST, 238 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 69 DEGREES 55 MINUTES WEST 66 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 0.5 OF AN ACRE.


THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, S.E., DATED SEPTEMBER 9, 1971.

PROPERTY PARCEL NUMBER 18-02-018-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

VS

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

MORTGAGE FORECLOSURE

AFFIDAVIT OF NAMES AND ADDRESSES
OF OWNERS AND DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

DANIEL J. MANCINI, Esq., being duly authorized to make this affidavit on behalf of the Plaintiff in the above action WELLS FARGO BANK, NA AS TRUSTEE, being duly sworn according to law deposes and says that to the best of his knowledge, information and belief the owner of 16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815, the real property to be sold in the within execution and the defendants in the judgment are SHAWN M. MARTINEZ AND ANDREA YOULLS, whose last known address 36 CHAPEL HILL ROAD, BLOOMSBURG, PA 17815.

DATE: February 18, 2008



DANIEL J. MANCINI, ESQUIRE

Attorney for Plaintiff

Daniel Mancini & Associates
Daniel J. Mancini, Esq.,
PA Bar ID: 39353
201 A Fairview Drive
Monaca, PA 15061
(724)728-4233
mancinilawfirm@comcast.net

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION - LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

AFFIDAVIT OF NON-MILITARY SERVICE

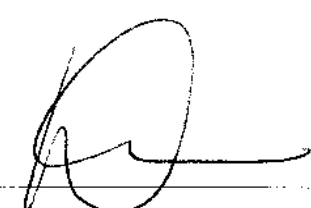
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

Daniel J. Mancini, being duly sworn according to law, deposes and says that he is the attorney of record, for the above-named Plaintiff, that he makes this Affidavit on Plaintiff's behalf, and that the statements in this Affidavit are true to the best of his knowledge, information and belief.

Defendants SHAWN M. MARTINEZ AND ANDREA YOULLS are over 21 years of age.
Defendants are not in the military service of the United States as contemplated by the Soldier's and Sailor's Civil Relief Act, as amended.

This affidavit is made in connection with the judgment upon a note and mortgage secured upon the premises located at 16 Klingerville Road, Bloomsburg, PA 17815..

By: _____


Daniel J. Mancini, Esq.

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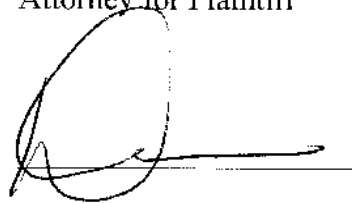
MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOUILLS
DEFENDANTS

Waiver of Watchman

I, Daniel J. Mancini, Esq., do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

A handwritten signature in black ink, appearing to be 'D. Mancini', written over a horizontal line.

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ANDREA YOULLS
DEFENDANTS

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

WELLS FARGO BANK, NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815**.

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

Shawn M. Martinez and
Andrea Youlls
16 Klingerville Road
Bloomsburg, PA 17815

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

Shawn M. Martinez and
Andrea Youlls
36 Chapel Hill Road
Bloomsburg, PA 17815

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
2007-CV-1950 JUDGMENT SENT FOR RECORDING 2/18/2008 AMOUNT \$120,504.22

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

WELLS FARGO BANK, NA AS TRUSTEE
701 Corporate Center Drive, Raleigh, NC 27607
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, Pa 15061
INST#200441623 RECORDED 12/29/2004 AMOUNT \$99,750.00

BENEFICIAL CONSUMER DISCOUNT COMPANY
D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA
417 Central Road, Suite 2, Bloomsburg, PA 17815
MBV&PG 200600745 RECORDED 1/24/2006 AMOUNT \$20,500.28

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

UNKNOWN

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:

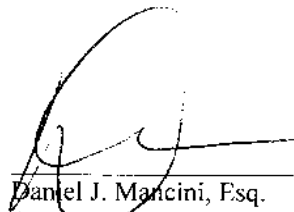
HEMLOCK TOWNSHIP TAX COLLECTOR
Denise D. Ottaviani
116 Frosty Valley Road
Bloomsburg, PA 17815

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:

UNKNOWN

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.

Dated this 18th Day of February 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

Daniel Mancini & Associates
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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

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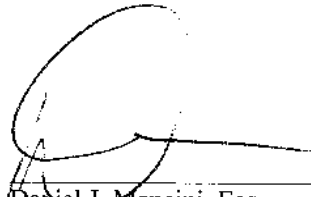
HEMLOCK TOWNSHIP TAX COLLECTOR
Denise D. Ottaviani
116 Frosty Valley Road
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7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

UNKNOWN

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.

Dated this 18th Day of February 2008



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353

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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY PENNSYLVANIA

WELLS FARGO BANK,
NA AS TRUSTEE
PLAINTIFF

CIVIL ACTION – LAW

CASE NO: 2007-CV-1950

VS

MORTGAGE FORECLOSURE

SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Sheriff's Office
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

DWELLING KNOWN AS 16 KLINGERVILLE ROAD, BLOOMSBURG, PA 17815.

Legal Descriptions: All that certain property situated in the TOWNSHIP OF HEMLOCK in the county of COLUMBIA, and the Commonwealth of PENNSYLVANIA, being described as follows: PARCEL 18-02-018-04 and being more fully described in a deed dated 11/20/2004, and recorded 12/29/2004, among the land records of the county and state set forth above, in 200414622

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622

THE LOCATION of your property to be sold is:

**16 KLINGERVILLE ROAD
BLOOMSBURG, PA 17815**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

NO: 2007-CV-1950

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property

SHAWN M. MARTINEZ AND ANDREA YOULLS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

**NORTH PENN LEGAL SERVICES
W. 5TH STREET,
BLOOMSBURG, PA 17815
(570) 784.8760**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the within County Court House before presentation to the Court.


Daniel Mancini, Esq.

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SHAWN M. MARTINEZ AND
ANDREA YOULLS
DEFENDANTS

LONG PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE, PART OF OR TRACT OF LAND SITUATE IN KLINGERVILLE, HEMLOCK TOWNSHIP, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET IN LINE OF LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME NORTH 14 DEGREES 5 MINUTES WEST, 226 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF CEPHAL HART, ET UX;
THENCE BY THE SAME, NORTH 61 DEGREES 55 MINUTES EAST TO AN IRON PIN CORNER IN OTHER LANDS NOW OR FORMERLY OF JOHN KLINGER, ET UX;
THENCE BY THE SAME, SOUTH 24 DEGREES 05 MINUTES EAST, 268 FEET TO AN IRON PIN CORNER ON THE NORTHERN SIDE OF AN UNNAMED STREET;
THENCE BY THE SAME, SOUTH 83 DEGREES 55 MINUTES WEST 66 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF JOHN KLINGER, ET UX, THE PLACE OF BEGINNING.

CONTAINING 1.8 OF AN ACRE.

THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF HOWARD FETTEROLF, S.E., DATED SEPTEMBER 4, 1901.

PROPERTY PARCEL NUMBER 18-02-018-04

Being the same premises conveyed to Shawn M. Martinez and Andrea Youlls, both single, as joint tenants with the right of survivorship, and not as tenants in common, by Deed of Ronald Andress, Jr., Single, dated 10/20/2004 and recorded 12/29/2004 in Columbia County Deed Book 2004, page 14622.

DWELLING KNOWN AS 16 KLINGERVILLE LANE, BLOOMSBURG, PA 17815.

IDENTIFIED as TAX/PARCEL ID#: 18-02-018-04 in the Deed Registry Office of Columbia County, Pennsylvania.


Daniel J. Mancini, Esquire
Attorney for Plaintiff

DANIEL J. MANCINI
ATTORNEY AT LAW
201A FAIRVIEW DRIVE 724-728-4233
MONACA, PA 15061

60-7322/2433
2792038426

3596

DATE 2-18-08

PAY TO THE ORDER OF Columbia County Sheriff \$ 1500.00
Fifteen hundred & 00/100 DOLLARS

ESB Bank
HOPWELL OFFICE
ALLIQUIPP, PA 15001

A Subsidiary of ESB Financial Corp.
MEMO 1/14/08 - 2007-04-1930

⑆ 243373⑆ 2792038426⑆ 3596

Stamp