

SHERIFF'S SALE COST SHEET

Wells Fargo Fin. PA vs. Stephen Dackin
 NO. 28-08 ED NO. 46-08 JD DATE/TIME OF SALE 7-30-08 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>63.00</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>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>502.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>733.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>958.50</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>524.46</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>347.79</u>
TOTAL ***** \$ <u>876.25</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>354.57</u>
WATER 20	\$
TOTAL ***** \$ <u>354.57</u>	

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1152.27

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

Wells Fargo Fin. PA vs Stephen Delling

NO. 28-08 ED NO. 46-08 JD

DATE/TIME OF SALE: 7-30-08 1000

BID PRICE (INCLUDES COST) \$ 7732.82

POUNDAGE - 2% OF BID \$ 152.66

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 8091.48

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Lucy J. Mull

Agent for Melan Halloran & Schmieg

TOTAL DUE: \$ 8091.48

LESS DEPOSIT: \$ 1750.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 6341.48

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer
Legal Assistant, ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

July 31, 2008

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

Re: Stephen B. Darling
115 East 15th Street
Berwick, PA 18603
No. 2008-CV-46

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Financial Pennsylvania, Inc., 3476 Stateview Blvd., Fort Mill, SC, 29715.

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: America's Servicing Company Account No. 159037

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

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

3-180/360

CHECK NO.
725703

EMS 1805/2003

DATE	AMOUNT
08/25/2008	*****6,741.48

Void after 180 days

Pay SIX THOUSAND SEVEN HUNDRED FORTY ONE AND 48/100 DOLLARS

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

Travis S. Hallinan

11/11/08 12:12 PM
11/11/08 12:12 PM
11/11/08 12:12 PM

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

725703 036001808136 150866 B

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17138-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number
Zip Code Zip Code
Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	3476 Stateview Blvd.
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Fort Mill SC 29715

C PROPERTY LOCATION

Street Address	City, Township, Borough	
115 East 15th Street, Berwick, PA 18603	Berwick Borough	
County	School District	Tax Parcel Number
Columbia	Berwick	04A-02-076-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$7,932.82	+ -0-	= \$7,932.82
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$25,065.00	x 3.76	= \$94,244.40

E EXEMPTION DATA

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

2. 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 200514095, Page Number 2
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party
Daniel G. Schmieg, ESQUIRE

Date:

7/31/08

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

Tax Claim Inquiry by Year - DT01 4.0.12 (DARLING STEPHEN B)

County: 024

PARCEL ID: 04A-02-076-00,000

TAX YEAR: 2008

ALTERNATE ID:

VERSION: 3

UPDATED: 3

DMILLER

on 01/22/2008 01:14 pm

CUR: Y

Owner: DARLING STEPHEN B

Multi Owners: N

Billroll: PRIM

PRIMARY

Stub/Receipt:

Date Rcvd:

Location: 115 E FIFTEENTH ST

Owner Occupy:

Bankruptcy Flag:

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2005	PRIM	539.44	112.17	229.43	210.00	1,090.04
2006	PRIM	1,621.48	148.87	239.04	160.00	2,169.39
2007	PRIM	1,715.48	155.44	84.24	45.00	2,000.16
Total:		3,875.40	416.48	552.71	415.00	5,259.59

+ 32.20 Interest
45.00 Cost
5.00 Lien Cert.

Last Payment:

Last Notice Date: 06/23/2008

Type: NOT

Stay Agreement: DEFAULT

Stay Year: 2007

Date: 08/30/2007

Tax Sale Type: U UPSET

Date:

Tax Sale Status: L LISTED

5,341.79
Aug. amount

5,259.59 +

32.2 +

45.0 +

5.0 +

004

5,341.79*



July 21, 2008

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

VS.

STEPHEN B. DARLING

DOCKET # 28ED2008

JD # 46JD2008

Dear Timothy:

The updated amount due on sewer account #103783 for the property located at 115 E. 15th Street Berwick, Pa through September 30, 2008 is \$354.57.

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

Sincerely,

Kelly Greer
Authority Clerk

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

June 3, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v.
STEPHEN B. DARLING
115 EAST 15TH STREET BERWICK, PA 18603
Court No. 2008-CV-46

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 4, 2008 due to the following: Per Client.

The Property is to be relisted for the July 30, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

County 024

PARCEL ID: 04A-02-00-00.000

TAX YEAR: 2008

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Year	Authority	Fund	Interest	Penalty	Other	Ending	Total Amount
2006	PRIM		1,621.48	212.48	148.87	100.00	2,082.83
2005	PRIM		538.44	219.67	112.17	210.00	1,080.28
2007	PRIM		1,715.48	56.16	155.44	45.00	1,972.08
Total			3,875.40	488.31	416.48	355.00	5,135.19

5,135.19+

32.2+

60.+

5.+

004

5,232.39*

ARLENE GLENN SIMOLIKE, ESQ. AND ASSOCIATES, P.C.
9223 Frankford Avenue
Philadelphia, PA 19114
PHONE: (215) 335-9986
FAX: (215) 333-8026

FAX TRANSMISSION FORM

Date: 5/30/08

Please deliver the following 3 pages, including cover to:

NAME: Sheriff Timothy T. Chamberlain

FAX NO.: 570-389-5625

TRANSMISSION FROM: Arlene Glenn Simolike, Esq. of the Offices of
Arlene Glenn Simolike, Esq. and Associates, P.C.

RE: Stephen Darling
115 E. 15th Street
COMMENTS: Berwick PA 18603

Pb See attached

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Arlene Glenn Simolike, Esq. and Associates, P.C.

ARLENE GLENN SIMOLIKE, ESQ.**

CASEY O. SROGONCIK, ESQ.†

MEMBER OF:
PA BAR†
PA, NJ AND FEDERAL BARS*
*ADMITTED TO U.S. SUPREME COURT

MERYL KALLISH
OFFICE MANAGER

**PLEASE NOTE NEW
PHILADELPHIA ADDRESS:**

9223 Frankford Avenue
Philadelphia, PA 19114-2823
215-335-9986 / 215-333-8026 (Fax)

WWW.SIMOLIKELAW.COM
ASIMOLAW@AOL.COM

May 30, 2008

BUCKS COUNTY
1200 BUSTLETON PIKE (15A)
FEASTERVILLE, PA 19053-4109
(215) 355-8179
FAX (215) 333-8026

NEW JERSEY
(856) 662-2215

**PLEASE REPLY TO:

Philadelphia

Sent via fax 570-389-5625
Sheriff Timothy T. Chamberlain
35 West Main Street
Bloomsburg, PA 17815

RE: Stephen Darling
115 E. 15th Street
Berwick, PA 18603

Dear Mr. Chamberlain:

I am writing on behalf of our client, Stephen Darling, in reference to the foreclosure sale of the above property currently scheduled for June 4, 2008. I have been informed by the Plaintiff in the foreclosure action, Wells Fargo Financial that the foreclosure sale has been postponed pending the private sale of the property. I have attached a copy of an email from Stephen Roberts of Wells Fargo to that effect.

Should you have any questions regarding this matter, please feel free to contact the undersigned.

Very truly yours,


ARLENE GLENN SIMOLIKE, ESQ.

AGS/npb
Enclosure
cc: Stephen Darling
Stephen Roberts, Wells Fargo (via fax)
Francis S. Hallinan, Esquire

Subj: **Darling, Stephen - 115 E 15th ST**
Date: 5/30/2008 9:33:52 A.M. Eastern Daylight Time
From: stephenroberts@wellsfargo.com
To: Ninabeck1@aol.com

* Foreclosure sale has been postponed. We will need to close for sure by the 6/27 date. I am still waiting final approval from SR VP, but I anticipate getting that within next 2 business days.

Let me know if any questions.

Thanks,

Stephen K. Roberts
Loan Adjustor
Wells Fargo Financial
866-421-6043 Ext-44116 / Fax -877-455-9956
Mac- F4012-011
Stephenroberts@wellsfargo.com

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Friday, May 30, 2008 AOL: NINABECK1

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Stephen Ames, Ext.1244
Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

May 5, 2008

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v.
STEPHEN B. DARLING
115 EAST 15TH STREET BERWICK, PA 18603
Court No. 2008-CV-46

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 7, 2008 due to the following: Per Client.

The Property is to be relisted for the June 4, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

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 16, 23, 30, 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 before me this 30th day of April 2008

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires
Notarial 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.

ARLENE GLENN SIMOLIKE, ESQ. AND ASSOCIATES, P.C.**9223 Frankford Avenue****Philadelphia, PA 19114****PHONE: (215) 335-9986****FAX: (215) 333-8026****FAX TRANSMISSION FORM**

Date: 5/2/2008

Please deliver the following 3 pages, including cover to:

NAME: **Sheriff Timothy T. Chamberlain**FAX NO.: **(570) 389-5625**TRANSMISSION FROM: Casey O. Srogoncik, Esq. of the Offices of
Arlene Glenn Simolike, Esq. and Associates, P.C.RE: **Foreclosure Sale – May 7, 2008**
Stephen B. Darling
115 E. 15th Street
Berwick, PA 18603COMMENTS: Please review and advise as soon as possible.IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY
US IMMEDIATELY BY TELEPHONE.**CONFIDENTIAL****THIS FACSIMILE TRANSMISSION AND/OR ACCOMPANYING
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COMMUNICATION IS STRICTLY PROHIBITED.**

Arlene Glenn Simolike, Esq. and Associates, P.C.

ARLENE GLENN SIMOLIKE, ESQ.**

CASEY O. SROGONCIK, ESQ.†

MEMBER OF:

PA BAR†

PA, NJ AND FEDERAL BARS*

*ADMITTED TO U.S. SUPREME COURT

MERYL KALLISH

OFFICE MANAGER

**PLEASE NOTE NEW
PHILADELPHIA ADDRESS:**8223 Frankford Avenue
Philadelphia, PA 19114-2823
215-335-9986 / 215-333-8026 (Fax)WWW.SIMOLIKELAW.COM
ASIMOLAW@AOL.COMBUCKS COUNTY
1200 BUSTLETON PIKE (15A)
FEASTERVILLE, PA 19053-4109
(215) 355-6179
FAX (215) 333-8026NEW JERSEY
(856) 662-2215

May 2, 2008

**PLEASE REPLY TO:

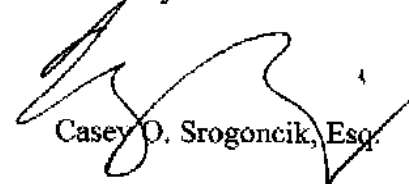
Sheriff Timothy T. Chamberlain
35 West Main Street
Bloomsburg, PA 17815**RE: Stephen B. Darling
115 E. 15th Street
Berwick, PA 18603****Facsimile Sent To: (570) 389-5625**

Dear Mr. Chamberlain:

Pursuant to my conversation with Chief Deputy Artes, I am writing on behalf of our client, Stephen B. Darling in reference to the foreclosure sale of the above referenced property currently scheduled for May 7, 2008 at 9:00 a.m. I have been informed by the Plaintiff in the foreclosure action, Wells Fargo Financial, that the foreclosure sale should be postponed pending the private sale of the property. I have attached a copy of my correspondence with Wells Fargo to that effect.

Please contact me at your earliest opportunity to indicate whether the foreclosure sale has been postponed. You can reach me at (215) 335-9986)

Sincerely


Casey O. Srogoncik, Esq.

Enclosure



Casey Srogoncik <casesro@gmail.com>

Darling, Stephen - 115 E 15th St

2 messages

stephenroberts@wellsfargo.com <stephenroberts@wellsfargo.com>
To: casesro@gmail.com

Fri, May 2, 2008 at 11:05 AM

The foreclosure sale on 5/7/08 has been cancelled.

Stephen K. Roberts

Loan Adjustor

Wells Fargo Financial

866-421-6043 Ext-44116 / Fax -877-455-9956

Mac- F4012-011

Stephenroberts@wellsfargo.com

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This document is a confidential communication between attorney and client, and is subject to the protections of attorney-client privilege and the attorney work-product doctrine.

Casey Srogoncik <casesro@gmail.com>
To: casesroesq@aol.com

Fri, May 2, 2008 at 3:56 PM

[Quoted text hidden]

—
Arlene Glenn Simolike & Associates, P.C.
9223 Frankford Avenue, Philadelphia, PA 19114
phone: (215) 335-9986
fax: (215) 333-8026

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COMPLETE THIS SECTION ON DELIVERY

A. Signature Maria Bon ☐ Agent ☒ Addressee

B. Received by (Printed Name) Maria Bon C. Date of Delivery 2/26/2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Susan Hampton ☐ Agent ☒ Addressee

B. Received by (Printed Name) Susan Hampton C. Date of Delivery 2/26/2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature L. Williams ☐ Agent ☒ Addressee

B. Received by (Printed Name) L. Williams C. Date of Delivery 2/27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Paula ☐ Agent ☒ Addressee

B. Received by (Printed Name) Paula C. Date of Delivery 2/27/2008

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

7007 0710 0002 4094 8426

7 0710 0002 4094 8393

07 0710 0002 4094 8447

7007 0710 0002 4094

Return Receipt

102595-02-M-1540 Return Receipt

102595-02-M-1540 Return Receipt

102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery FEB 27 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery FEB 26 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery FEB 26 2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery FEB 26 2008

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

IF SALE

7007 0710 0002 4094 8423

7007 0710 0002 4094 8461

07 0710 0002 4094 8409

7007 0710 0002 4094

Return Receipt

102595-02-M-1540 Return Receipt

102595-02-M-1540 Return Receipt

102595-02-M-1540 Return Receipt

COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, a., - 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.

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery FEB 26 2008

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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Kevin.olingcr@fedphe.com

April 16, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
V. STEPHEN B. DARLING
COLUMBIA COUNTY, NO. 2008-CV-46

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,


Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 05/07/08 SHERIFF'S SALE.*****

Name and
Address
of Sender

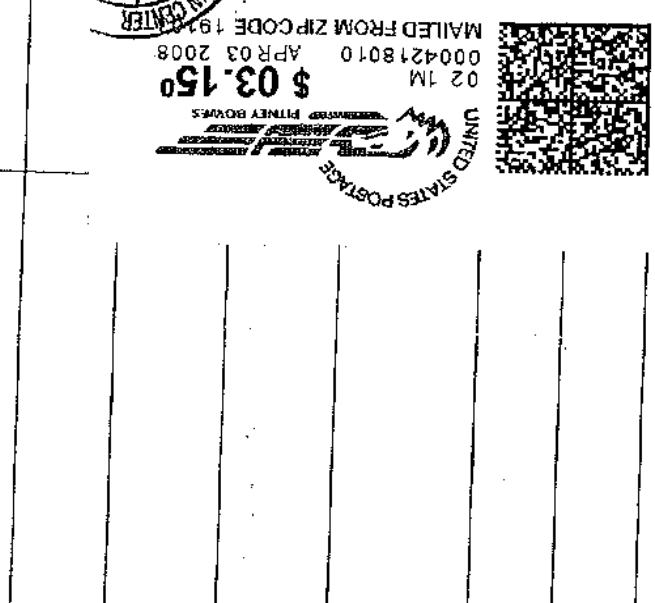
PHILAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER, PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Support Team

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fec
1	*****	TENANT/OCCUPANT 115 EAST 15TH 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		THE BANK OF NEW YORK, AS CO-TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 31, 1998, SERIES 1998-B ONE OLD COUNTRY ROAD, STE 429 CARLE PLACE, NY 11514		
5		RICHARD C. DENSBURGER 401 WEST FOURTH STREET NESCOPECK, PA 18635		
6		BUREAU OF COMPLIANCE, DEPARTMENT 2809456 HARRISBURG, PA 17128		
7		THE BANK OF NEW YORK, AS CO TRUSTEE 245 LONG BEACH ROAD LONG ISLAND, NY 10014		
8		DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE 13TH FL. STE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
9		TMS MORTGAGE, INCORPORATED, D/B/A THE MONEY STORE 9143 PHILIPS HIGHWAY, SUITE 550 JACKSONVILLE, FL 32256		
10				
11				
12				
13				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

RE-STEPHEN B. DARLING PHS #159037. TEAM 3/SSG



WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

vs.

STEPHEN B. DARLING

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-46

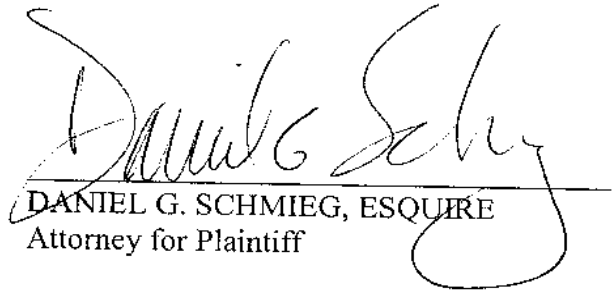
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: April 16, 2008



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 FINANCIAL PENNSYLVANIA, INC.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Plaintiff,

v.

STEPHEN B. DARLING
115 EAST 15TH STREET
BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2008-CV-46

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **115 EAST 15TH 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.)

STEPHEN B. DARLING

115 EAST 15TH 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.)

BUREAU OF COMPLIANCE

DEPARTMENT 280946
HARRISBURG, PA 17128

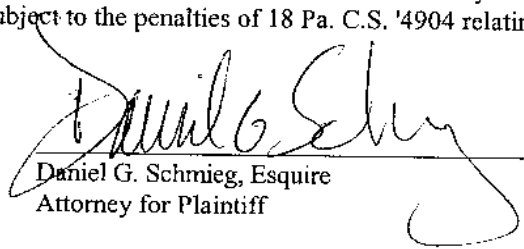
THE BANK OF NEW YORK, AS
CO TRUSTEE

245 LONG BEACH ROAD
LONG ISLAND, NY 10014

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.) |
|---|---|
| THE BANK OF NEW YORK, AS CO-TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JULY 31, 1998, SERIES 1998-B | ONE OLD COUNTRY ROAD, STE 429
CARLE PLACE, NY 11514 |
| RICHARD C. DENSBERGER | 401 WEST FORTH STREET
NESCOPECK, PA 18635 |
| TMS MORTGAGE, INCORPORATED,
D/B/A THE MONEY STORE | 9143 PHILIPS HIGHWAY, SUITE 550
JACKSONVILLE, FL 32256 |
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.) |
|---|---|
| DEPARTMENT OF THE
TREASURY- INTERNAL
REVENUE SERVICE | 13TH FL, STE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222 |
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 | 115 EAST 15TH 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.

April 2, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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 FINANCIAL PA, INC.

VS.

STEPHEN DARLING

WRIT OF EXECUTION #28 OF 2008 ED

POSTING OF PROPERTY

March 17, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHEN DARLING AT 115 E 15TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

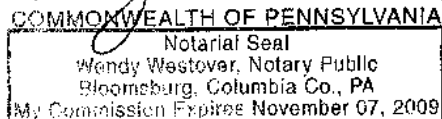
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF MARCH 2008



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

Docket # 28ED2008

VS

MORTGAGE FORECLOSURE

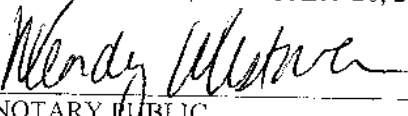
STEPHEN B. DARLING

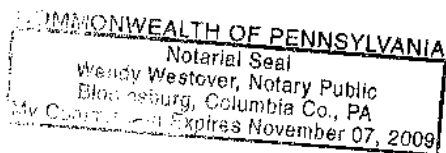
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, FEBRUARY 25, 2008, AT 5:35 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEPHEN DARLING AT 115 EAST 15TH STREET, BERWICK BY HANDING TO JACQUELINE DARLING, Mother, 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, FEBRUARY 26, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY 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

Monday, February 25, 2008

**THE BANK OF NEW YORK
245 LONG BEACH ROAD
LONG ISLAND, NY 10014-**

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
VS
STEPHEN B. DARLING**

DOCKET # 28ED2008

JD # 46JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

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**

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. DARLINGg, by Deed from The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, dated 07/08/2002, recorded 08/08/2002, in Deed Mortgage Inst# 200209421.

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603
Tax Parcel #04A-02-076-00,000

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

Monday, February 25, 2008

**THE BANK OF NEW YORK
OLD OLD COUNTRY ROAD, STE. 429
CARLE PLACE, NY 11514-**

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
VS
STEPHEN B. DARLING**

DOCKET # 28ED2008

JD # 46JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Pheian 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 FINANCIAL	:	COLUMBIA COUNTY
PENNSYLVANIA, INC.	:	
3476 STATEVIEW BLVD	:	COURT OF COMMON PLEAS
FORT MILL, SC 29715	:	
	:	CIVIL DIVISION
Plaintiff,	:	
v.	:	
STEPHEN B. DARLING	:	NO. 2008-CV-46
115 EAST 15TH STREET	:	
BERWICK, PA 18603	:	
	:	
Defendant(s).	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN B. DARLING
115 EAST 15TH 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 **115 EAST 15TH STREET, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on May 7, 2008, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$135,942.35** obtained by **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, 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.
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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.
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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**

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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TITLE TO SAID PREMISES IS VESTED IN Stephen B. DARLINGg, by Deed from The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, dated 07/08/2002, recorded 08/08/2002, in Deed Mortgage Inst# 200209421.

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603
Tax Parcel #04A-02-076-00,000



February 27, 2008

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

VS.

STEPHEN B. DARLING

DOCKET # 28ED2008

JD # 46JD2008

Dear Timothy:

The amount due on sewer account #103783 for the property located at 115 E. 15th Street Berwick, Pa through June 30, 2008 is \$260.55.

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

Sincerely,

Kelly Greer
Authority Clerk

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 27-FEB-08

FEE: \$5.00

CERT. NO: 4324

DARLING STEPHEN B
115 E FIFTEENTH STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20020-9421
LOCATION: 115 E 15TH ST LOT 20
PARCEL: 04A-02 -076-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,065.64	14.64		0.00	1,080.28
2006	PRIM	1,987.99	39.83		55.00	2,082.82
2007	PRIM	1,899.96	42.09		60.00	2,002.05
TOTAL DUE :						\$5,165.15

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 28ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-26-08 TIME 1450 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

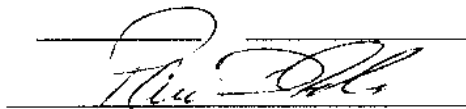
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 02-26-08

Tax Notice 2008 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442

BILL NO.
3175

DATE
03/01/2008

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	25,065	6.146	150.97	154.05	169.46
SINKING		1.345	33.04	33.71	37.08
FIRE		1.25	30.70	31.33	32.90
LIGHT		1.75	42.98	43.86	46.05
BORO RE		10.6	260.38	265.69	278.97
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			518.07 April 30 If paid on or before	528.64 June 30 If paid on or before	564.46 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DARLING STEPHEN B
115 E FIFTEENTH STREET
BERWICK PA 18603

CNTY TWP

Discount 2 % 2 %

Penalty 10 % 5 %

PARCEL: 04A-02 -076-00,000

115 E FIFTEENTH ST

.1929 Acres

Land

Buildings

Total Assessment

3,362

21,703

25,065

This tax returned to
courthouse on:
January 1, 2009

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 28ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly C. 124612

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-26-08 TIME 1440 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

02-26-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 28ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
STEPHEN DARLING
115 EAST 15TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Stephen B. Darling

RELATIONSHIP Mortgage IDENTIFICATION _____

DATE 02-25-08 TIME 1735 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

T. Chamberlain

DATE

02-25-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2008

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 28ED2008

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

DEFENDANT STEPHEN B. DARLING
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-25-08 TIME 12:00 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) _____

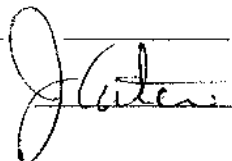
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-25-08

REAL ESTATE OUTLINE

ED # 28-08

DATE RECEIVED 2-22-08
DOCKET AND INDEX 2-25-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	call at 2-25-08
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>669997</u>

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

SALE DATE	<u>May 7, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>Mar 18, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 16</u>	
	2 ND WEEK <u>03</u>	
	3 RD WEEK <u>30, 08</u>	

SHERIFF'S SALE

WEDNESDAY MAY 7, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 28 OF 2008 ED AND CIVIL WRIT NO. 46 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. Darling, by Deed from The Bank Of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, dated 07/08/2002, recorded 08/08/2002, in Deed Mortgage Inst# 200209421

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

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

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

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

vs.

STEPHEN B. DARLING

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-46 Term 200__

2008-ED-28

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: 115 EAST 15TH STREET, BERWICK, PA 18603
(See Legal Description attached)

Amount Due

\$135,942.35

Additional Fees and Costs

\$1,492.50

Interest from 02/20/08 to Sale
at \$22.35per diem

\$_____and costs.

Dated

Feb. 22, 2008

(SEAL)

Lami B. Kline

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

PHS#159037

No. _____ Term 20 ____ E.D.
No. 2008-CV-46 Term 2005 A.D.
No. _____ Term 20 ____ J.D.

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land 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: 115 EAST 15TH STREET, BERWICK, PA 18603
Tax Parcel #04A-02-076-00,000

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax#: 215-563-7009

Pete Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

February 20, 2008

Office of the Prothonotary
COLUMBIA County Courthouse

**Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
v. STEPHEN B. DARLING
No. 2008-CV-46
Action in Mortgage Foreclosure**

Premises: 115 EAST 15TH STREET, BERWICK, PA 18603

Dear Sir/Madam:

I would appreciate your entering a Judgment against defendant(s), STEPHEN B. DARLING, relative to the above matter.

All of the necessary documents are enclosed, together with my check to your order for payment of fees and costs. Kindly, send me your receipt and a stamped copy of the Praecipe for Judgment in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter, please contact me immediately.

Yours truly,

PST

Pete Tremper for
Phelan Hallinan & Schmieg, LLP

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

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

vs.

STEPHEN B. DARLING

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-46 Term 200 2008-ED-28

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

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(specifically described property below):

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(See Legal Description attached)

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\$135,942.35

Additional Fees and Costs

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Interest from 02/20/08 to Sale
at \$22.35per diem

\$.....and costs.

Lami B. Aline

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

Dated Feb. 22, 2008
(SEAL)

PHS#159037

No. Term 20 E.D.
No. 2008-CV-46 Term 2005 A.D.
No. Term 20 J.D.

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603
Tax Parcel #04A-02-076-00,000

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TITLE TO SAID PREMISES IS VESTED IN Stephen B. DARLINGg, by Deed from The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, dated 07/08/2002, recorded 08/08/2002, in Deed Mortgage Inst# 200209421.

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603
Tax Parcel #04A-02-076-00,000

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

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Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

Phelan Mallinan & 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 FINANCIAL PENNSYLVANIA, INC.	:	COLUMBIA COUNTY
	:	
3476 STATEVIEW BLVD	:	COURT OF COMMON PLEAS
	:	
FORT MILL, SC 29715	:	CIVIL DIVISION
	:	
Plaintiff,	:	
	:	
v.	:	NO. 2008-CV-46
	:	
STEPHEN B. DARLING	:	
	:	
115 EAST 15TH STREET	:	
	:	
BERWICK, PA 18603	:	
	:	
Defendant(s).	:	

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **115 EAST 15TH 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.)
------	---

STEPHEN B. DARLING	115 EAST 15TH 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

**THE BANK OF NEW YORK, AS CO-
TRUSTEE UNDER THE POOLING
AND SERVICING AGREEMENT
DATED AS OF JULY 31, 1998,
SERIES 1998-B**

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

ONE OLD COUNTRY ROAD, STE 429
CARLE PLACE, NY 11514

RICHARD C. DENSBERGER

401 WEST FORTH STREET
NESCOPECK, PA 18635

BUREAU OF COMPLIANCE,

DEPARTMENT 280946
HARRISBURG, PA 17128

**THE BANK OF NEW YORK,
AS CO TRUSTEE**

245 LONG BEACH ROAD
LONG ISLAND, NY 10014

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.)

**DEPARTMENT OF THE
TREASURY- INTERNAL
REVENUE SERIVCE**

13TH FL, STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222

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

**115 EAST 15TH STREET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

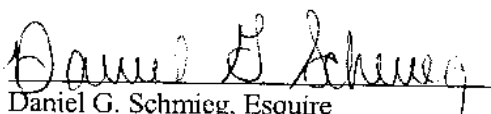
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**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.

February 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 Plaza
1617 JFK Boulevard, Ste. 1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-46
:
:

vs.

STEPHEN B. DARLING

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 STEPHEN B. DARLING is over 18 years of age and resides at 115 EAST 15TH 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
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 FINANCIAL PENNSYLVANIA,
INC.
3476 STATEVIEW BLVD
FORT MILL, SC 29715**

Plaintiff,

v.

**STEPHEN B. DARLING
115 EAST 15TH STREET
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-46
:
:
:
:
:
:
:**

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **115 EAST 15TH 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.)

STEPHEN B. DARLING

**115 EAST 15TH 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

**THE BANK OF NEW YORK, AS CO-
TRUSTEE UNDER THE POOLING
AND SERVICING AGREEMENT
DATED AS OF JULY 31, 1998,
SERIES 1998-B**

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)
ONE OLD COUNTRY ROAD, STE 429
CARLE PLACE, NY 11514

RICHARD C. DENSBERGER

401 WEST FORTH STREET
NESCOPECK, PA 18635

BUREAU OF COMPLIANCE,

DEPARTMENT 280946
HARRISBURG, PA 17128

**THE BANK OF NEW YORK,
AS CO TRUSTEE**

245 LONG BEACH ROAD
LONG ISLAND, NY 10014

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.)
13TH FL, STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222

**DEPARTMENT OF THE
TREASURY- INTERNAL
REVENUE SERVICE**

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

**115 EAST 15TH STREET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

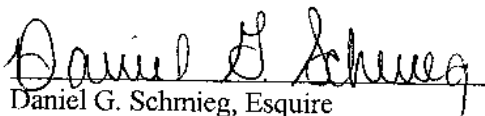
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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.

February 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 FINANCIAL PENNSYLVANIA, INC.	:	COLUMBIA COUNTY
	:	
3476 STATEVIEW BLVD	:	COURT OF COMMON PLEAS
FORT MILL, SC 29715	:	
	:	CIVIL DIVISION
Plaintiff,	:	
v.	:	NO. 2008-CV-46
	:	
STEPHEN B. DARLING	:	
115 EAST 15TH STREET	:	
BERWICK, PA 18603	:	
	:	
Defendant(s).	:	

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **115 EAST 15TH STREET, BERWICK, PA 18603**.

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STEPHEN B. DARLING	115 EAST 15TH 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.)
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BUREAU OF COMPLIANCE,

DEPARTMENT 280946
HARRISBURG, PA 17128

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LAST KNOWN ADDRESS (If address cannot be
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**DEPARTMENT OF THE
TREASURY- INTERNAL
REVENUE SERVICE**

13TH FL, STE 1300
1001 LIBERTY AVENUE
HARRISBURG, PA 15222

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

**115 EAST 15TH STREET
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

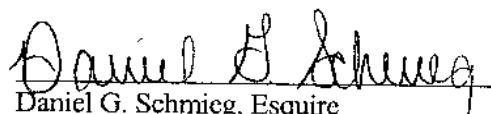
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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.

February 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 FINANCIAL
PENNSYLVANIA, INC.
3476 STATEVIEW BLVD
FORT MILL, SC 29715**

Plaintiff,

v.

**STEPHEN B. DARLING
115 EAST 15TH STREET
BERWICK, PA 18603**

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-46
:
:
:
:
:**

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 FINANCIAL
PENNSYLVANIA, INC.
3476 STATEVIEW BLVD
FORT MILL, SC 29715**

Plaintiff,

v.

**STEPHEN B. DARLING
115 EAST 15TH STREET
BERWICK, PA 18603**

Defendant(s).

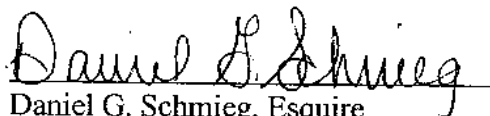
**: COLUMBIA COUNTY
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: COURT OF COMMON PLEAS
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: CIVIL DIVISION
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: NO. 2008-CV-46
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CERTIFICATION

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 FINANCIAL

PENNSYLVANIA, INC.

3476 STATEVIEW BLVD

FORT MILL, SC 29715

Plaintiff,

v.

STEPHEN B. DARLING

115 EAST 15TH STREET

BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-46
:
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: STEPHEN B. DARLING
115 EAST 15TH 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 **115 EAST 15TH 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 **\$135,942.35** obtained by **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, 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**

DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19; thence along line of Lot No. 19 in a northerly direction 191.6 feet to Borough Line Lane; thence along Borough Line Lane in an easterly direction 44 feet to line of Lot No. 21; thence along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street; thence along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning, being Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

TITLE TO SAID PREMISES IS VESTED IN Stephen B. DARLINGg, by Deed from The Bank of New York, as Co-Trustee under the Pooling and Servicing Agreement dated as of July 31, 1998, Series 1998 B, dated 07/08/2002, recorded 08/08/2002, in Deed Mortgage Inst# 200209421.

Premises being: 115 EAST 15TH STREET, BERWICK, PA 18603

Tax Parcel #04A-02-076-00,000

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

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs STEPHEN B. DARLING

The defendant(s) will be found at 115 EAST 15TH STREET, BERWICK, PA 18603

Daniel D. Schweg 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

SHERIFF'S RETURN

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Plaintiff

vs.

STEPHEN B. DARLING

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-46 CD Term, 200__

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, _____ 200__, 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 FINANCIAL PENNSYLVANIA, INC.	Court Number 2008-CV-46
---	----------------------------

Defendant STEPHEN B. DARLING	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.
STEPHEN B. DARLING
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

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

SERVE DEFENDANT WITH THE NOTICE 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
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RETURNED:

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

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 FINANCIAL PENNSYLVANIA, INC.

Court Number
2008-CV-46

Defendant
STEPHEN B. DARLING

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)
115 EAST 15TH 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 XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148
3-180/560

CHECK NO
669997

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/20/2008	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

11669997 1036001808136 150866 6