

SHERIFF'S SALE COST SHEET

NO. 120-09 ED NO. 49-09 JD VS. S. Hether DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>15.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>15.00</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>15.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>250.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$	\$225.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****	\$	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	
TOTAL *****			\$ 5.00

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL *****		\$	

SURCHARGE FEE (DSTE)		\$	
MISC. _____		\$	_____
_____		\$	_____
TOTAL *****		\$	_____

TOTAL COSTS (OPENING BID) \$1570,200

10/2/20

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
883716

LTR

12/03/2009

DATE	AMOUNT
12/03/2009	*****220.20

Pay TWO HUNDRED TWENTY AND 20/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈883716⑈ ⑆036001808138 150888 8⑈

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Addressed to:

Complete items 1, 2, a. 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, a. 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:

Asset Acceptance c/o Paul Klemm
425 Eagle Rock Avenue
Roseland, NJ 07068

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Arthur L. Muddman* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Arthur L. Muddman* C. Date of Delivery *7/6/05*
- 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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 9340

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a. 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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *L. Miller* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *L. Miller* C. Date of Delivery *7/6/05*
- 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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5458

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a. 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 FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Bob M...* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Bob M...* C. Date of Delivery *7/8/05*
- 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

2. Article Number

(Transfer from service label)

7007 2560 0002 1259 5465

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUL 07 2005*

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, a. 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 FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Name]* C. Date of Delivery *JUL 06 2005*

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

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

December 1, 2009

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 BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE,
INC. v.
RICHARD E. STETLER and ANGELA M. STETLER
222 EAST 10TH STREET BLOOMSBURG, PA 17815-2852
Court No. 2009-CV-49**

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for December 2, 2009 due to the following: Bankruptcy.

Defendants filed a Chapter 13, Bankruptcy Number 5:09-06794, on September 1, 2009.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Lauren Schaefer for
Phelan Hallinan & Schmieg, LLP

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

FACSIMILE TRANSMITTAL SHEET

TO:	<i>Lauren Schaefer</i>	FROM:	<i>Chamberlain</i>
COMPANY:		DATE:	<i>12-2-09</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Stetler</i>	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Richard L. Ansler Stettin
 NO. 128-09 ED NO. 49-09 JD DATE/TIME OF SALE Dec. 2 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>415.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>955.20</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1180.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.00</u>	
TOTAL *****		\$ <u>15.00</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

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

TOTAL COSTS (OPENING BID) \$1715.20

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Richard & Angela Steffes

NO. 128-09 ED NO. 49-09 JD

DATE/TIME OF SALE: Dec. 2 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

September 2, 2009

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 BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE,
INC. v.
RICHARD E. STETLER and ANGELA M. STETLER
222 EAST 10TH STREET BLOOMSBURG, PA 17815-2852
Court No. 2009-CV-49

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for September 2, 2009 due to the following: Bankruptcy.

The Property is to be relisted for the December 2, 2009 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
REGINALD SMITH for
Phelan Hallinan & Schmieg, LLP

LAW OFFICES
KEVIN TANRIBILIR, ESQ.
701 EAST FRONT STREET
BERWICK, PA 18603
PHONE: 570-752-6200
FAX: 570-752-8265

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Tim Chamberlain, Sheriff	Kevin Tanribilir, Esq.
COMPANY:	DATE:
Columbia County Sheriff	09/01/2009
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	No. 5-09-06794, US Bankruptcy Court
RE:	YOUR REFERENCE NUMBER:
<i>In Re Stetler</i>	No. 2009-ED-128/2009-CV-49

☒ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Regarding the above bankruptcy matters, please be advised that my office represents the debtors, Richard Edward Stetler and Angela Marie Stetler, of 222 East 10th Street, Bloomsburg, PA 17815, regarding a chapter 13 case filed on today's date at the US Bankruptcy Court, Middle District, to Docket #5-09-06794. See attached copy of Notice of Bankruptcy Case Filing from the court.

Please be further advised that the filing of this action stays any and all execution and/or levy proceedings initiated by your office against the above debtors. Specifically, the bankruptcy filing stays any further action on the Writ of Execution issued to No. 2009-ED-128 on behalf of Wells Fargo Bank, NA. Kindly proceed accordingly.

If you have any questions about this transmission, please call my office. Thank you.

Kevin Tanribilir, Esquire

CC. Phelan, Hallinan & Schmieg, LLP.
Attorney Daniel Schmieg.
#215-568-7616 (F)

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/01/2009 at 11:40 AM and filed on 09/01/2009.

Richard Edward Stetler
222 East 10th Street
Bloomsburg, PA 17815
570-784-1756
SSN / ITIN: xxx-xx-6895

Angela Marie Stetler
222 East 10th Street
Bloomsburg, PA 17815
570-784-1756
SSN / ITIN: xxx-xx-8836

The case was filed by the debtor's attorney:

Kevin Tanribilir
701 East Front Street
Berwick, PA 18603
570 752-6200

The case was assigned case number 5:09-bk-06794.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller
Clerk, U.S. Bankruptcy
Court

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2009 ED AND CIVIL WRIT NO. 49 OF 2009 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:

PARCEL NO. ONE:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON THE North by an alley; on the East by the lands now or formerly of the Estate of Jacob Winig; on the South by 10th Street; and on the West by Lot #23 of Peacocks Addition; having a frontage 30.8 feet on said 10th Street; and extending in depth 115 feet, being Lot #22 of said Peacocks Addition, on which is erected a frame dwelling house.

PARCEL NO. TWO:

ALL THAT CERTAIN piece, parcel or lot of land situate on the North side of East Tenth Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of other lot of the Grantee at a X cut in the walk and running THENCE along said other lot of the Grantee North twenty-six degrees West, one hundred and twenty-five feet to an iron pin corner in the southern line of a 16 foot Alley; THENCE along the said line of said Alley North sixty-six degrees East, Forty feet to an iron pin corner at the northwest corner of another lot conveyed to Oscar Kipp et ux; THENCE along the line of said Kipp lot South twenty-six degrees East, 125 feet to an iron pin corner in the northern line of East Tenth Street aforesaid, and THENCE along the said line of said East Tenth Street, forty feet to the place of beginning. CONTAINING five thousand Square feet of land, according to a survey thereof made by John T. Church, R.S., on the 26th day of June 1946.

EXCEPTING AND RESERVING therefrom the eastern one-half of the above-described premises which was conveyed by Reginald E. Robison and Dorothy B. Robison, his wife, to Howard R. DeVine and Gladys N. DeVine, his Wife, by Deed dated March 18, 1950, and recorded in Columbia County Deed Book 145, Page 547.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Stetler and Angela M. Stetler, h/w, by Deed from Charles L. Ripple, single, dated 10/24/2003, recorded 10/27/2003 in Instrument Number 200313914.

Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852 Tax Parcel #05E-02-079-00,000

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 Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

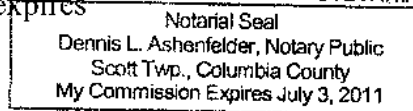
Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 12, 19, 26, 2009 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 24 day of August 2008

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires



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.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Thursday, June 25, 2009

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

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,
INC.
VS
RICHARD E. STETLER
ANGELA M. STELER**

DOCKET # 128ED2009

JD # 49JD2009

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

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86654

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.**

Plaintiff,

v.

RICHARD E. STETLER

ANGELA M. STELER

Defendant(s).

**: COLUMBIA COUNTY
:
: COURT OF COMMON
: PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-49
:
:
:**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: RICHARD E. STETLER
222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852**

**ANGELA M. STELER
222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852**

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 to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852** is scheduled to be sold Sheriff's Sale on September 2, 2009, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$90,540.55** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, 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 BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, 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. 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

PARCEL NO. ONE:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON THE North by an alley; on the East by the lands now or formerly of the Estate of Jacob Winig; on the South by 10th Street; and on the West by Lot #23 of Peacocks Addition; having a frontage of 30.8 feet on said 10th Street; and extending in depth 115 feet, being Lot #22 of said Peacocks Addition, on which is erected a frame dwelling house.

PARCEL NO. TWO:

ALL THAT CERTAIN piece, parcel or lot of land situate on the North side of East Tenth Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of other lot of the Grantee at a X cut in the walk and running THENCE along said other lot of the Grantee North twenty-six degrees West, one hundred and twenty-five feet to an iron pin corner in the southern line of a 16 foot Alley; THENCE along the said line of said Alley North sixty-six degrees East, Forty feet to an iron pin corner at the northwest corner of another lot conveyed to Oscar Kipp et ux; THENCE along the line of said Kipp lot South twenty-six degrees East, 125 feet to an iron pin corner in the northern line of East Tenth Street aforesaid, and THENCE along the said line of said East Tenth Street, forty feet to the place of beginning. CONTAINING five thousand Square feet of land, according to a survey thereof made by John T. Church, R.S., on the 26th day of June 1946.

EXCEPTING AND RESERVING therefrom the eastern one-half of the above-described premises which was conveyed by Reginald E. Robison and Dorothy B. Robison, his wife, to Howard R. DeVine and Gladys N. DeVine, his Wife, by Deed dated March 18, 1950, and recorded in Columbia County Deed Book 145, Page 547.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Stetler and Angela M. Stetler, h/w, by Deed from Charles L. Ripple, single, dated 10/24/2003, recorded 10/27/2003 in Instrument Number 200313914.

Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852
Tax Parcel #05E-02-079-00,000

126
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.olinger@fcdphe.com

July 29, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.
V. RICHARD E. STETLER and ANGELA M. STETLER
COLUMBIA COUNTY, NO. 2009-CV-49

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129.1 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129.1, 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 09/02/09 SHERIFF'S SALE.*****

Name and Address of Sender

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

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 222 EAST 10TH STREET BLOOMSBURG, PA 17815-2852		
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		ASSET ACCEPTANCE, LLC C/O PAUL J. KLEMM 425 EAGLE ROCK AVENUE ROSELAND, NJ 07068		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:RICHARD E. STETLER PHS #194485. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

WELLS FARGO BANK, N.A., S/B/M
WELLS FARGO HOME MORTGAGE, INC.

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2009-CV-49

vs.

RICHARD E. STETLER
ANGELA M. STETLER

:

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RETURN OF SERVICE PURSUANT TO
Pa. R.C.P. 405 OF NOTICE OF SALE

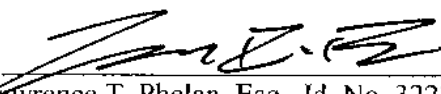
The undersigned attorney hereby verify as follows:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

DATE:

8/3/09

By:


Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua J. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375

Attorneys 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 BANK USA

VS.

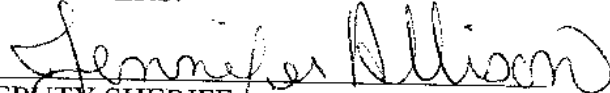
RICHARD & ANGELA STETLER

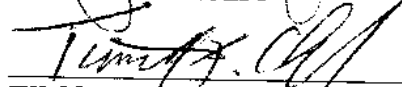
WRIT OF EXECUTION #128 OF 2009 ED

POSTING OF PROPERTY

July 30, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICHARD & ANGELA STETLER AT 222 EAST 10TH STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF JENNIFER ALLISON.

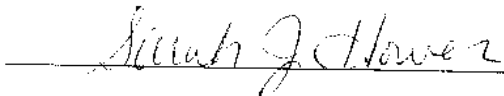
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JULY 2009



NOTARIAL SEAL
SARAH J. POWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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) 744-6300

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.
VS

Docket # 128ED2009

MORTGAGE FORECLOSURE

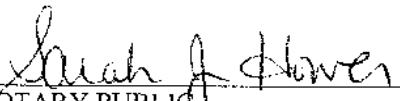
RICHARD E. STETLER
ANGELA M. STETLER

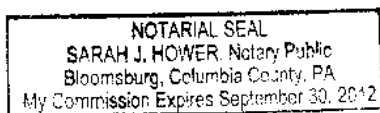
AFFIDAVIT OF SERVICE

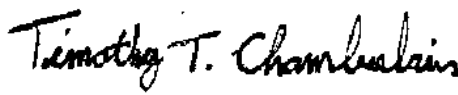
NOW, THIS TUESDAY, JULY 07, 2009, AT 3:02 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD STETLER AT 222 E 10TH STREET, BLOOMSBURG BY HANDING TO ANGELA STETLER, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

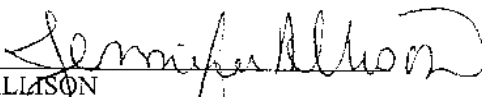
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 08, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

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, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.

VS

Docket # 128ED2009

MORTGAGE FORECLOSURE

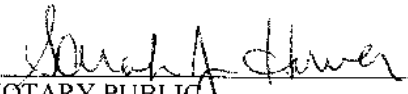
RICHARD E. STETLER
ANGELA M. STETLER

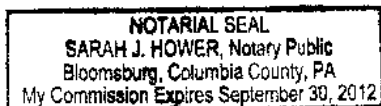
AFFIDAVIT OF SERVICE

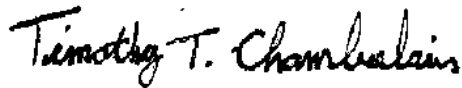
NOW, THIS TUESDAY, JULY 07, 2009, AT 3:02 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ANGELA STETLER AT 222 E 10TH STREET, BLOOMSBURG BY HANDING TO ANGELA STETLER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JULY 08, 2009


NOTARY PUBLIC

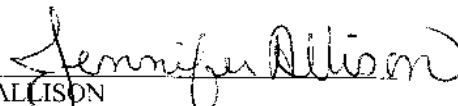




X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

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

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

July 13, 2009

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

RE: Richard E. Stetler
Angela M. Stetler
222 East 10th Street
Bloomsburg, Pa. 17815

DOCKET # 128ED2009

JD # 49JD2009

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$138.67.

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

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STETLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
RICHARD STETLER
222 E 10TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Angela Stetler

RELATIONSHIP wife IDENTIFICATION _____

DATE 7-7-09 TIME 1502 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. Allen DATE 7-7-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STELER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ANGELA STETLER
222 E 10TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Angela Stetler

RELATIONSHIP def IDENTIFICATION _____

DATE 7-7-09 TIME 1502 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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

7-7-09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/06/2009

Fee: \$5.00

Cert. NO: 6344

STETLER RICHARD E & ANGELA M
222 EAST TENTH STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20031 -3914
Location: 222 E TENTH ST
Parcel Id:05E-02 -079-00,000

Assessment: 18,402
Balances as of 07/06/2009

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 6/22/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STELER

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 7-2-09 TIME 1241 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. Allison DATE 7-2-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STELER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON JEANETTE CASNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 7-2-9 TIME 1045 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

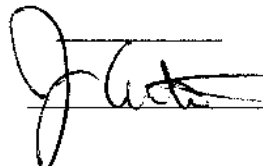
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/22/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STELER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARY

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 7-2-9 TIME 10:45 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. Hulse DATE 7-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/22/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 128ED2009

PLAINTIFF WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

DEFENDANT RICHARD E. STETLER
ANGELA M. STELER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Rena Newhart

RELATIONSHIP Office manager IDENTIFICATION _____

DATE 7-2-09 TIME 0800 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 Allison DATE 7-2-09

REAL ESTATE OUTLINE

ED # 128-09

DATE RECEIVED 8-28-07
DOCKET AND INDEX 8-28-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>816758</u>

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

SALE DATE	<u>Sept. 2, 07</u>	TIME	<u>1000</u>
POSTING DATE	<u>July 2, 07</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Aug. 10</u>	
	2 ND WEEK	<u>17</u>	
	3 RD WEEK	<u>24</u>	

*5-28-07 since I spoke with
called 1-800-211-1111 and was told*

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 2, 2009 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2009 ED AND CIVIL WRIT NO. 49 OF 2009 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:

PARCEL NO. ONE:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON THE North by an alley; on the East by the lands now or formerly of the Estate of Jacob Winig; on the South by 10th Street; and on the West by Lot #23 of Peacocks Addition; having a frontage 30.8 feet on said 10th Street; and extending in depth 115 feet, being Lot #22 of said Peacocks Addition, on which is erected a frame dwelling house.

PARCEL NO. TWO:

ALL THAT CERTAIN piece, parcel or lot of land situate on the North side of East Tenth Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of other lot of the Grantee at a X cut in the walk and running THENCE along said other lot of the Grantee North twenty-six degrees West, one hundred and twenty-five feet to an iron pin corner in the southern line of a 16 foot Alley; THENCE along the said line of said Alley North sixty-six degrees East, Forty feet to an iron pin corner at the northwest corner of another lot conveyed to Oscar Kipp et ux; THENCE along the line of said Kipp lot South twenty-six degrees East, 125 feet to an iron pin corner in the northern line of East Tenth Street aforesaid, and THENCE along the said line of said East Tenth Street, forty feet to the place of beginning. CONTAINING five thousand Square feet of land, according to a survey thereof made by John T. Church, R.S., on the 26th day of June 1946.

EXCEPTING AND RESERVING therefrom the eastern one-half of the above-described premises which was conveyed by Reginald E. Robison and Dorothy B. Robison, his wife, to Howard R. DeVine and Gladys N. DeVine, his Wife, by Deed dated March 18, 1950, and recorded in Columbia County Deed Book 145, Page 547.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Stetler and Angela M. Stetler, h/w, by Deed from Charles L. Ripple, single, dated 10/24/2003, recorded 10/27/2003 in Instrument Number 200313914.

Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852 Tax Parcel #05E-02-079-00,000

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 Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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Plaintiff's Attorney
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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

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

WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC.

vs.

RICHARD E. STETLER

ANGELA M. STETLER

Commonwealth of Pennsylvania:

County of Columbia

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-49

WRIT OF EXECUTION
(Mortgage Foreclosure)

2009-ED-128

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: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852
(See Legal Description attached)

Amount Due	<u>\$90,540.55</u>
Additional Fees and Costs	<u>\$1,837.50</u>
Interest from 5/30/09 to Sale	\$.....and costs.
@ \$14.88per diem	

Tami B Kline /KPB/
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 6-22-09
(SEAL)

PHS#194485

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86654

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

Identification No. 87077

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.**

Plaintiff,

v.

RICHARD E. STETLER

ANGELA M. STELER

Defendant(s).

: COLUMBIA COUNTY

:

: COURT OF COMMON

: PLEAS

:

: CIVIL DIVISION

:

: NO. 2009-CV-49

:

:

:

:

:

:

2009-ED-128

CERTIFICATION

The undersigned attorney 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:

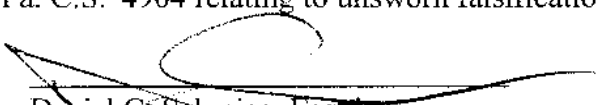
☐ an FHA Mortgage

☐ 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

Jay B. Jones, Esquire

Andrew L. Spivack, Esquire

Jenine R. Davey, Esquire

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86654
Andrew L. Spivack
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One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.**

Plaintiff,

v.

RICHARD E. STETLER

ANGELA M. STELER

Defendant(s).

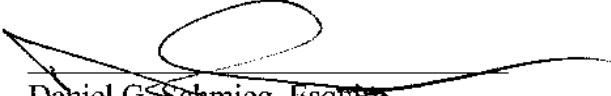
: **COLUMBIA COUNTY**
:
: **COURT OF COMMON**
: **PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-49**
:
: *2009-ED-128*
:
:
:

CERTIFICATION

The undersigned attorney hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and at 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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86654
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-49**

vs.

RICHARD E.
STETLER
ANGELA M. STELER

: *2009-ED-128*

VERIFICATION OF NON-MILITARY SERVICE

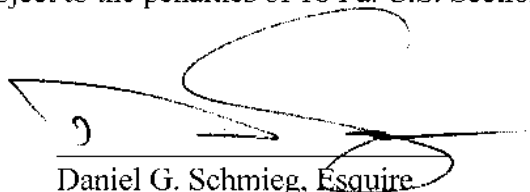
The undersigned attorney hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 RICHARD E. STETLER is over 18 years of age and resides at **222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852.**

(c) that defendant ANGELA M. STELER is over 18 years of age, and resides at **222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852.**

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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
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One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

vs.

RICHARD E.
STETLER
ANGELA M. STELER

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-49

: 2009-ED-128

VERIFICATION OF NON-MILITARY SERVICE

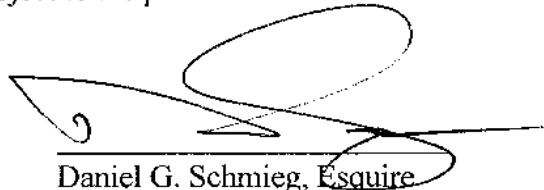
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(c) that defendant ANGELA M. STELER is over 18 years of age, and resides at **222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852.**

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
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey, Esquire

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.

Plaintiff,

v.

RICHARD E. STETLER

ANGELA M. STELER

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-49

: 2009-ED-128
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852.

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

NAME

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

RICHARD E. STETLER

222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852

ANGELA M. STELER

222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852

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

NAME

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

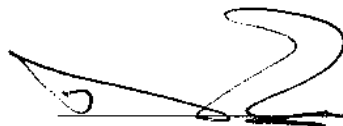
SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|--|
| ASSET ACCEPTANCE, LLC C/O
PAUL J. KLEMM | 425 EAGLE ROCK AVENUE
ROSELAND, NJ 07068 |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|--|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | 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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|--|
| NONE | |
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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

June 15, 2009

Date


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

Jay B. Jones, Esquire

Identification No. 86654

Andrew L. Spivack

Identification No. 84439

Jenine R. Davey

Identification No. 87077

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1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

SOVEREIGN BANK

Plaintiff,

v.

KEVIN W. EVERITT

KENDRA L. EVERITT

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-629

2009-ED-128

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEVIN W. EVERITT

530 RIDGE ROAD

BENTON, PA 17814

KENDRA L. EVERITT

530 RIDGE ROAD

BENTON, PA 17814

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 to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **530 RIDGE ROAD, BENTON, PA 17814** 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 **\$158,428.16** obtained by SOVEREIGN BANK, (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, SOVEREIGN BANK, 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. 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**

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
Jay B. Jones, Esquire
Identification No. 86654
Andrew L. Spivack
Identification No. 84439
Jenine R. Davey
Identification No. 87077
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.**

Plaintiff,

v.

RICHARD E. STETLER

ANGELA M. STELER

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2009-CV-49**

2009-ED-128

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff in the above action, by its attorney, the undersigned attorney, sets forth as of the date the Praeipe for the Writ of Execution was filed, the following information concerning the real property located at **222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852.**

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

NAME

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

RICHARD E. STETLER

**222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852**

ANGELA M. STELER

**222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852**

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

NAME

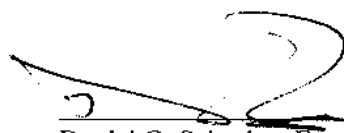
ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|--|
| ASSET ACCEPTANCE, LLC C/O
PAUL J. KLEMM | 425 EAGLE ROCK AVENUE
ROSELAND, NJ 07068 |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|--|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | 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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|--|
| NONE | |
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 | ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 222 EAST 10TH STREET
BLOOMSBURG, PA 17815-2852 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

June 15, 2009
Date


Daniel G. Schmieg, Esquire
Jay B. Jones, Esquire
Andrew L. Spivack, Esquire
Jenine R. Davey
Attorney for Plaintiff

DESCRIPTION

PARCEL NO. ONE:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows:

ON THE North by an alley; on the East by the lands now or formerly of the Estate of Jacob Winig; on the South by 10th Street; and on the West by Lot #23 of Peacocks Addition; having a frontage of 30.8 feet on said 10th Street; and extending in depth 115 feet, being Lot #22 of said Peacocks Addition, on which is erected a frame dwelling house.

PARCEL NO. TWO:

ALL THAT CERTAIN piece, parcel or lot of land situate on the North side of East Tenth Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southeast corner of other lot of the Grantee at a X cut in the walk and running THENCE along said other lot of the Grantee North twenty-six degrees West, one hundred and twenty-five feet to an iron pin corner in the southern line of a 16 foot Alley; THENCE along the said line of said Alley North sixty-six degrees East, Forty feet to an iron pin corner at the northwest corner of another lot conveyed to Oscar Kipp et ux; THENCE along the line of said Kipp lot South twenty-six degrees East, 125 feet to an iron pin corner in the northern line of East Tenth Street aforesaid, and THENCE along the said line of said East Tenth Street, forty feet to the place of beginning. CONTAINING five thousand Square feet of land, according to a survey thereof made by John T. Church, R.S., on the 26th day of June 1946.

EXCEPTING AND RESERVING therefrom the eastern one-half of the above-described premises which was conveyed by Reginald E. Robison and Dorothy B. Robison, his wife, to Howard R. DeVine and Gladys N. DeVine, his Wife, by Deed dated March 18, 1950, and recorded in Columbia County Deed Book 145, Page 547.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Stetler and Angela M. Stetler, h/w, by Deed from Charles L. Ripple, single, dated 10/24/2003, recorded 10/27/2003 in Instrument Number 200313914.

Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852

Tax Parcel #05E-02-079-00,000

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2009-cv-49

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,
INC.

VS

RICHARD E. STETLER and ANGELA M. STETLER

Owners of property situate in the **TOWN OF BLOOMSBURG, County of Columbia, Pennsylvania**
Being (MUNICIPALITY)

222 ESAT 10TH STREET, BLOOMSBURG PA 17815-2852

PARCEL NO. 05E-02-079-00, 000

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

DANIEL G. SCHMIE, ESQUIRE

JAY B. JONES, ESQUIRE

ANDREW L. SPIVACK, ESQUIRE

JENINE R. DAVEY, ESQUIRE

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Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852
Tax Parcel #05E-02-079-00,000

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Premises being: 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852
Tax Parcel #05E-02-079-00,000

SHERIFF'S RETURN

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.

Plaintiff

vs.

RICHARD E. STETLER
ANGELA M. STELER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-49 CD

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.
Plaintiff WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.		Expiration date Court Number 2009-CV-49
Defendant RICHARD E. STETLER & ANGELA M. STELER		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. <u>ANGELA M. STELER</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852</u>	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

I, _____, 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 Plaintiff</u> _____ 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 _____		

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.
Plaintiff WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.		Expiration date Court Number 2009-CV-49
Defendant RICHARD E. STETLER & ANGELA M. STELER		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. RICHARD E. STETLER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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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 _____ 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
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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 BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.	Court Number 2009-CV-49
---	----------------------------

Defendant RICHARD E. STETLER & ANGELA M. STELER	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, Horo, Twp, State and Zip Code)
	<u>222 EAST 10TH STREET, BLOOMSBURG, PA 17815-2852</u>

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF	Court Number
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RETURNED:

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

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
816768

DOB 30719/008

DATE	AMOUNT
06/25/2009	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈816768⑈ ⑆036001808⑆35 150855 5⑈