

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. McGachy
 NO. 6-08 ED NO. 666-08 JD DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$33.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>8.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>420.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>756.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>906.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</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-</u>	

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1521.00
1750

Due \$ 171.00

Deposit

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
02/11/2010 911114

LOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
911114	000110544	02/05/2010		176313	171.00	0.00	171.00
DMB (176313) 0064204 MCSADY, FRANCIS							
							171.00

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

PHELAN HALLINAN & SCHMIEG LLP
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ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
911114

2008-CV-666

Pay ONE HUNDRED SEVENTY ONE AND 00/100 DOLLARS

DATE	AMOUNT
02/11/2010	*****171.00

Void after 180 days

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

Francis S. Hallinan

911114 0036001808036 150866 60

6

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

July 15, 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 TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.
FRANCIS G. MCGADY, BETH ANN MCGADY and THE *****USA*****
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD
STREET MIFFLINVILLE, PA 18631
Court No. 2008-CV-666

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for July 29, 2009 due to the following: Forbearance Plan.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

You are hereby directed to immediately 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 correspondence in this matters.

Very Truly Yours,
REGINALD SMITH for

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: Reshald Smith FROM: Chamberlain
COMPANY: DATE: 7-20-09
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: 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. Francis & Beth Ann McGarvey
 NO. 5-09 ED NO. 666-08 JD DATE/TIME OF SALE May 27 8:00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>52.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>8.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>515.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>756.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>981.00</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>270.56</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>275.56</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>313.80</u>	
WATER 20	\$ <u>110.00</u>	
TOTAL *****		\$ <u>423.80</u>

SURCHARGE FEE (DSTE)		\$ <u>180.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2426.86

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) 563-8656

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

May 22, 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 TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.
FRANCIS G. MCGADY, BETH ANN MCGADY and THE *****USA*****
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD
STREETMIFFLINVILLE, PA 18631
Court No. 2008-CV-666

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for May 27, 2009 due to the following: Loss Mitigation.

Please list property for 60 days out and provide new sale date.
Please fax new sale date to 215-563-8656.

Thank you for your correspondence in this matters.

Very Truly Yours,
LYNNETTE BRITTON for
Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Francis + Beth Ann McGady

NO. 6-09 ED NO. 668-08 JD

DATE/TIME OF SALE: May 27 0900

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 \$ _____

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

May 20, 2009

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

Re: Wells Fargo Bank vs. Francis and Beth McGady
Docket #6ED2009
JD #666JD2008

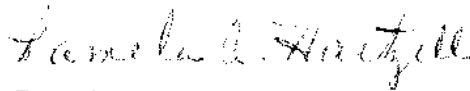
Dear Mr. Chamberlain:

Please be advised that Francis and Beth McGady owe Mifflin Township Water Authority \$110 for water usage at their property located at 218 West Third Street, Mifflinville, PA.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

January 13, 2009

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

Re: Wells Fargo Bank vs. Francis and Beth McGady
Docket # 6ED2009
JD #666JD2008

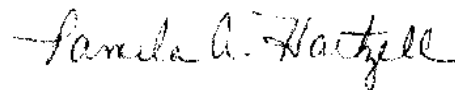
Dear Mr. Chamberlain:

Please be advised that Francis and Beth McGady owe Mifflin Township Water Authority \$102.50 for water used for the period of October, November and December, 2008, for their property located at 218 West Third Street in Mifflinville, PA.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this claim, please feel free to call me at 752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

June

- 9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes
- 9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE
- 9:00 AM LARRY & KATHRYN HANEY—1122 1ST AVENUE BERWICK—04C-002-04 NONE
bkpt?
- 9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3RD ST. MIFFLINVILLE—23-05A-040 NONE
- 9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE
- 9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE
- 9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE
- 9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5TH ST. BLOOMSBURG—05E-03-332 NONE
STAYED TIL AUG 19 0900
- 9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes
- 9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes
- 9:30 AM ROGER RESSEGUE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE
STAYED TIL JUNE 24 0930
- 9:30 AM RUSSELL LEWIS—236 W. 3RD STREET BLOOMSBURG-05W-04-255-01 NONE
- 9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE
- 10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes
STAYED TIL JUNE 24 1000
- 10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes
STAYED TIL AUG. 19 0900
- 10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes



May 20, 2009

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

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

VS.

**FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA**

DOCKET # 6ED2009

JD # 666JD2008

Dear Timothy:

The *updated* amount due on the sewer account #703670 for the property located at 218 W. Third Street Mifflinville, Pa through June 30, 2009 is \$313.80.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

April 7, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.
vs.
FRANCIS MCGADY A/K/A FRANCIS G. MCGADY

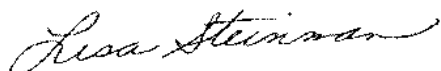
COLUMBIA- No. 2008-CV-666
Action in Mortgage Foreclosure
Premises: LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

COLUMBIA County
No 2008-CV-666

Defendant(s): FRANCIS G. MCGADY
BETH ANN MCGADY

Our File#176313
Type of Action
- Notice of Sheriff's Sale

Serve: BETH ANN MCGADY
Address: 218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

Sale Date: MARCH 25, 2009

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to BETH ANN MCGADY, Defendant, on the 4th day of MARCH,
2009, at 5:25 o'clock p.m., at 218 W. 3rd St., Mifflinville, Commonwealth of PENNA., in the
manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 30³ Height 5'6" Weight 220 Race W Sex F Other
I, Ronald Moll, a competent adult, being duly sworn according to law, depose and state that I personally handed
a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at
the address indicated above.

Sworn to and subscribed
before me this 4th day
of MARCH, 2009
Notary: [Signature]

By:

Ronald Moll
NOT SERVED

On the 4th day of MARCH, 2009, at _____ o'clock _____ m., Defendant NOT FOUND because:
THEODORE J. HARRIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 10/25/2012

_____ Moved _____ No Answer _____ Vacant

Other: 1ST ATTEMPT
2/19/09 @ 7:22 pm

2ND ATTEMPT
2/23/09 @ 8:51 am

3RD ATTEMPT
2/27/09 @ 2:00 pm

Sworn to and subscribed
before me this _____ day
of _____, 2009

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Plaintiff: WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, INC.

AFFIDAVIT OF SERVICE

COLUMBIA County
No 2008-CV-666

Defendant(s): FRANCIS G. MCGADY
BETH ANN MCGADY

Our File#176313
Type of Action
- Notice of Sheriff's Sale

Serve: FRANCIS G. MCGADY
Address: LOT # 29 WEST THIRD STREET A/K/A 212 WEST
THIRD STREET
MIFFLINVILLE, PA 18631

Sale Date: MARCH 25, 2009

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to FRANCIS G. MCGADY, Defendant, on the 34th day of MARCH
2009 at 5:25 o'clock p.m., at 218 W. 3rd St., MIFFLINVILLE, Commonwealth of PENNA., in the
manner described below:

- ☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is WIFE.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ Other: an officer of said Defendant(s)'s company.

Description: Age 30^s Height 5'6" Weight 220 Race W Sex F Other

I, RONALD MALL, a competent adult, being duly sworn according to law, depose and state that I personally handed
a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at
the address indicated above.

Sworn to and subscribed
before me this 4th day
of MARCH, 2009

Notary:

By:

Ronald Mall

NOT SERVED

On the 4th day of MARCH, 2009
THEODORE J. HARRIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 10/25/2012

On the 4th day of MARCH, 2009, at 5:25 o'clock p.m., Defendant NOT FOUND because:
☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT
2/19/09 @ 7:22 pm 2ND ATTEMPT
2/23/09 @ 8:51 Am 3RD ATTEMPT
2/27/09 @ 2:00 pm

Sworn to and subscribed
before me this 4th day
of MARCH, 2009

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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 March 4, 11, 18, 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 19th day of March, 2009.

(Notary Public) PAUL J. BARRY
My commission expires July 3, 2011
Notary Public
Bloomsburg, Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

Phelan Hallinan & Schmieg, 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

March 19, 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 TO WELLS FARGO HOME
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.
FRANCIS G. MCGADY, BETH ANN MCGADY and THE ***USA*******
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD
STREET MIFFLINVILLE, PA 18631
Court No. 2008-CV-666

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for March 25, 2009 due to the following: Loss Mitigation.

The Property is to be relisted for the May 27, 2009 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

PHS # 176313

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 15 2003

C. Date of Delivery JAN 15 2003

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. ☐ Yes

Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8860

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 15 2003

C. Date of Delivery JAN 15 2003

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. ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 14 2003

C. Date of Delivery JAN 14 2003

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. ☐ Yes

Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

Dept of Treasury - IRS
1001 Liberty Ave.
Pittsburg, PA 15222

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8860

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) Jordan M. Payne

C. Date of Delivery JAN 15 2003

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. ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 14 2003

C. Date of Delivery JAN 14 2003

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. ☐ Yes

Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8853

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 14 2003

C. Date of Delivery JAN 14 2003

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. ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 22 2003

C. Date of Delivery JAN 22 2003

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. ☐ Yes

Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7007 3020 0001 4837 8853

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) JAN 22 2003

C. Date of Delivery JAN 22 2003

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. ☐ Yes

4. Restricted Delivery? (Extra Fee) ☐ Yes

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5627

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Monday, January 12, 2009

**CITIBANK, NA
PO BOX 356
WEST CHESTER, PA 19381-**

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

VS

**FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA**

DOCKET # 6ED2009

JD # 666JD2008

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
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.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2008-CV-666**

2009-ED-6

**BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET
A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

DESCRIPTION

All that certain piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No. 28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

BEING the same premises conveyed to Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, by deed of Henry Andreas, widower, dated April 2, 1957 and recorded in Columbia County in Deed Book 183, Page 594.

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady, his wife, by Deed from Richard A. Brandt, aka, Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, dated 11/12/1993, recorded 11/19/1993, in Deed Book 553, page 537.

Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

TIMOTHY T. CHAMBERLAIN



PHONE
(370) 389-5622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (370) 389-5625

24 HOUR PHONE
(570) 784-6300

Monday, January 12, 2009

**WELLS FARGO HOME MORTGAGE
5024 PARKWAY PLAZA BLVD
CHARLOTTE, NC 28217-**

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

VS

**FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA**

DOCKET # 6ED2009

JD # 666JD2008

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

collect a _____, but only enforcement of a lien against property.

Your house (real estate) at LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631 is scheduled to be sold at Sheriff's Sale on March 25, 2009, 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 \$76,998.43 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST 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., F/K/A NORWEST 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.
5. 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.
- . 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 piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No.28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

BEING the same premises conveyed to Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, by deed of Henry Andreas, widower, dated April 2, 1957 and recorded in Columbia County in Deed Book 183, Page 594.

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady, his wife, by Deed from Richard A. Brandt, aka, Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, dated 11/12/1993, recorded 11/19/1993, in Deed Book 553, page 537.

Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

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
Nicole.Kramer@fedphe.com

March 3, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE,
INC., F/K/A NORWEST MORTGAGE, INC.
V. FRANCIS G. MCGADY, BETH ANN MCGADY and THE UNITED STATES OF
AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT
OF PENNSYLVANIA
COLUMBIA COUNTY, NO. 2008-CV-666

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,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 03/25/2009 SHERIFF'S SALE.*****

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

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-666

vs.

FRANCIS G. MCGADY

BETH ANN MCGADY

THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR THE
MIDDLE DISTRICT OF PENNSYLVANIA

:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for WELLS FARGO BANK, N.A.
S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST
MORTGAGE, 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: March 3, 2009


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. 3476 STATEVIEW BOULEVARD FORT MILL, SC 29715 : **COLUMBIA COUNTY COURT OF COMMON PLEAS CIVIL DIVISION**

Plaintiff, : **NO. 2008-CV-666**

v. :

**FRANCIS G. MCGADY
BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631** :

**THE UNITED STATE OF AMERICA
C/O THE UNITED STATE ATTORNEY FOR THE
MIDDLE DISTRICT OF PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101** :

Defendant(s).

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

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, 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 dated at **218 WEST 3RD STREET, MIFFLINVILLE, PA 18631.**

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

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

FRANCIS G. MCGADY	218 WEST 3RD STREET MIFFLINVILLE, PA 18631
--------------------------	---

BETH ANN MCGADY	218 WEST 3RD STREET MIFFLINVILLE, PA 18631
------------------------	---

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.)

CITIBANK (SOUTH DAKOTA), NA

PO BOX 356

WEST CHESTER, PA 19381

**WELLS FARGO HOME MORTGAGE, INC.
FKA NORWEST MORTGAGE, INC.,**

**5024 PARKWAY PLAZA BLVD
CHARLOTTE, NC 28217**

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

NAME

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

NONE

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

NAME

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

NONE

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

NAME

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

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR THE MIDDLE
DISTRICT OF PENNSYLVANIA**

**1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

**INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER**

**THIRTEENTH 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

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

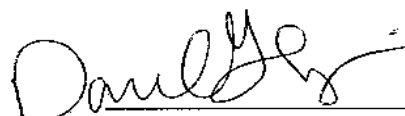
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**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 23, 2009

Date

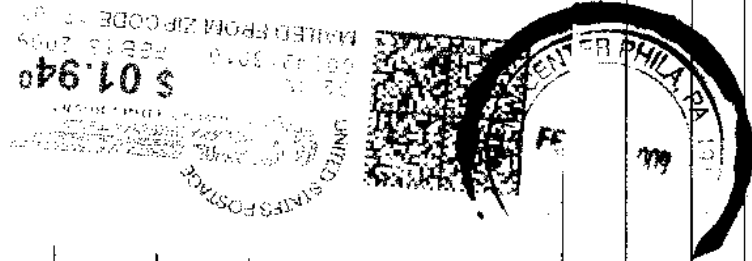


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Name and Address of Sender
↑
PHELAN 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 LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET MIFFLINVILLE, PA 18631		
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		CITIBANK, NA P.O. BOX 356 WEST CHESTER, PA 19381-0356		
5		COLUMBIA COUNTY HOUSING CORPORATION 700 SAWMILL ROAD SUITE 101 BLOOMSBURG, PA 17815		
6		WELLS FARGO HOME MORTGAGE FKA NORWEST MORTGAGE, INC 5024 PARKWAY PLAZA BOULEVARD CHARLOTTE, NC 28217		
7				
8				
9				
10				
11				
12				
13				
14				
15	JVS	RE:FRANCIS G. MCGADY PHS #176313. TEAM 3/JVS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

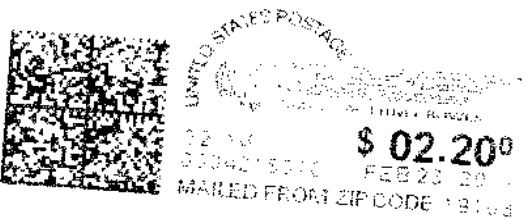


Name and Address of Sender

PHELAN 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	Fec
1	*****	THE UNITED STATE OF AMERICA C/O THE UNITED STATE ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA 1164 FEDERAL BUILDING 228 WALNUT STREET HARRISBURG, PA 17101		
2	*****	INTERNAL REVENUE SERVICE FEDERATED INVESTOR TOWER THIRTEENTH FL, STE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
3				
4				
5				
6				
7				
8				
9				
14				
15		RE: FRANCIS G. MCGADY PHS #176313 TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



COLUMBIA COUNTY HOUSING CORPORATION

700 SAWMILL ROAD, SUITE 101
BLOOMSBURG, PA 17815

(570) 784-9373
(570) 387-8806 Fax
(570) 389-5745 TDD

February 20, 2009

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

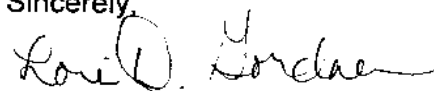
RE: Francis G./Beth Ann McGady property
Mifflinville, PA

Dear Sheriff Chamberlain:

We are in receipt of the enclosed NOTICE OF SHERIFF'S SALE OF REAL PROPERTY for the above cited property. The Columbia County Housing Corporation currently has a Judgment Note (copy enclosed) filed against this property. At the time of the scheduled sale, March 25th, \$1,947.90 would still be due to the Authority.

If you have any questions or concerns, please feel free to call me.

Sincerely,



Lori D. Gordner
Deputy Director

Encl.

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

vs.

**FRANCIS G. MCGADY
BETH ANN MCGADY**

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

**OWNER(S): FRANCIS G. MCGADY
BETH ANN MCGADY**

**PROPERTY: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

Improvements: Residential dwelling

Judgment Amount: \$76,998.43

COLUMBIA COUNTY

NO. 2008-CV-666

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on **MARCH 25, 2009 at 9:00AM** the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

2007-CV-365

\$ 3,246.50
Amount

2/28/07
Date

JUDGMENT NOTE

INTENDING TO BE LEGALLY BOUND, the undersigned,
Francis D. and Beth Ann McVade, jointly and
singly, does promise to pay to the order of the Columbia County
Housing Corporation, located at 700 Sawmill Road, Suite 101, Bloomsburg, PA
17815, or at such other place as the holder may appoint in writing,
the sum of three thousand two hundred forty six and 50/100
dollars (\$ 3,246.50) as follows:

Repayment of this note and the obligation hereunder, shall not be
required so long as the property known as 217 W. 3rd Street, P.O. Box 232
Mifflinville, in the Township of Mifflin, in the State of
Pennsylvania, is in the name of the undersigned. If the aforesaid
property is in the name of the undersigned continuously for a period
of five (5) years from the date hereof, the within note shall be
satisfied without payment.

However, if title to the subject property is transferred within
said five (5) year period, the balance of the within obligation shall
be paid at the time of transfer of title, said balance to be the
amount which would be due at the time of transfer based on a five (5)
year amortization from the date of the within note, i.e. 20%
forgiveness rate per year.

In the event that the undersigned shall pass away within the five
(5) year period, repayment of said obligation shall become null and
void.

The undersigned does hereby authorize and empower the
Prothonotary or any attorney of any Court of record within the United
States to appear for and on behalf of the undersigned to confess
judgment against the undersigned in favor of the holder hereof, with
or without averment of default or declaration filed, for said sum or
sums as may be payable by reason of the terms of this note with costs
and attorney's fee of 10% with respect to any judgment entered
herein, the undersigned does waive any right of exemption or stay of
execution and does release all errors in said proceedings.

(SEAL)



Lord D. Gordon

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

(WITNESS)

2007 FEB 28 P 1:16

(SEAL)
PROTHONOTARY
FILED

Beth Ann McVade

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK

VS.

FRANCIS & BETH ANN MCGADY

WRIT OF EXECUTION #6 OF 2009 ED

POSTING OF PROPERTY

FEBRUARY 17, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF FRANCIS & BETH ANN MCGADY AT 212 W 3RD STREET MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:

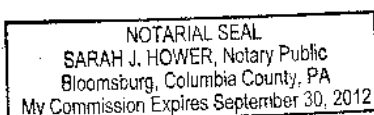

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2009





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

Docket # 6ED2009

VS

MORTGAGE FORECLOSURE

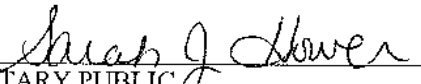
FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA

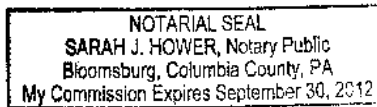
AFFIDAVIT OF SERVICE

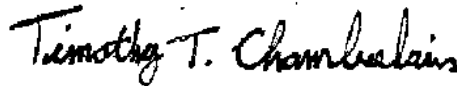
NOW, THIS TUESDAY, JANUARY 13, 2009, AT 11:02 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON FRANCIS MCGADY AT LOT #29 WEST THIRD STREET AKA 212 W 3RD, MIFFLINVILLE BY HANDING TO BETH MCGADY, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

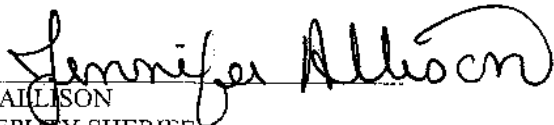
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 14, 2009


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.,
F/K/A NORWEST MORTGAGE INC.

VS

Docket # 6ED2009

MORTGAGE FORECLOSURE

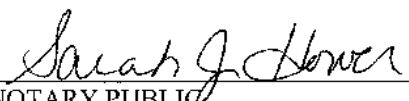
FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA

AFFIDAVIT OF SERVICE

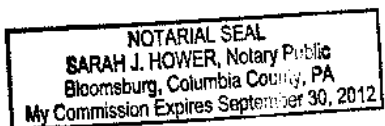
NOW, THIS TUESDAY, JANUARY 13, 2009, AT 11:03 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BETH ANN MCGADY AT 218 WEST THIRD STREET, MIFFLINVILLE BY HANDING TO BETH MCGADY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

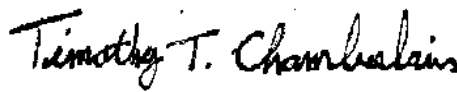
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 14, 2009



NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X
J. ALLISON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIDT
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

Monday, January 12, 2009

**SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH STREET
MIFFLINVILLE, PA 18631-**

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

VS

**FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA**

DOCKET # 6ED2009

JD # 666JD2008

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

*County/Type Real Estate
Dis Ince
265.14 270.56*

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET
A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

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

Your house (real estate) at LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631 is scheduled to be sold at Sheriff's Sale on March 25, 2009, 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 \$76,998.43 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST 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., F/K/A NORWEST 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 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 piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No.28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

BEING the same premises conveyed to Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, by deed of Henry Andreas, widower, dated April 2, 1957 and recorded in Columbia County in Deed Book 183, Page 594.

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady, his wife, by Deed from Richard A. Brandt, aka, Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, dated 11/12/1993, recorded 11/19/1993, in Deed Book 553, page 537.

Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000



January 16, 2009

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

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

VS.

**FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA**

DOCKET # 6ED2009

JD # 666JD2008

Dear Timothy:

The amount due on the sewer account #703670 for the property located at 218 W.
Third Street in Mifflinville, Pa through March 31, 2009 is \$320.56.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

COLUMBIA COUNTY HOUSING CORPORATION

700 SAWMILL ROAD, SUITE 101
BLOOMSBURG, PA 17815

(570) 784-9373

(570) 387-8806 Fax

(570) 389-5745 TDD

January 14, 2009

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

RE: Docket # 6ED2009

Dear Sheriff Chamberlain:

The Columbia County Housing Corporation has a Judgment Note against this property. If the property were to be sold on March 25, 2009, the Corporation would be due \$1,947.90. I have attached a copy of the Judgment Note.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Lori D. Gordner
Housing & Community Development Specialist

Encl.

2007-CV-365

2/28/07

\$ 3,246.50
Amount

Date

JUDGMENT NOTE

INTENDING TO BE LEGALLY BOUND, the undersigned, Francis D. and Beth Ann McSade, jointly and singly, does promise to pay to the order of the Columbia County Housing Corporation, located at 700 Sawmill Road, Suite 101, Bloomsburg, PA 17815, or at such other place as the holder may appoint in writing, the sum of three thousand two hundred forty six and 50/100 dollars (\$ 3,246.50) as follows:

Repayment of this note and the obligation hereunder, shall not be required so long as the property known as 217 W. 3rd Street P.O. Box 232, Mifflinville in the Township of Mifflin in the State of Pennsylvania, is in the name of the undersigned. If the aforesaid property is in the name of the undersigned continuously for a period of five (5) years from the date hereof, the within note shall be satisfied without payment.

However, if title to the subject property is transferred within said five (5) year period, the balance of the within obligation shall be paid at the time of transfer of title, said balance to be the amount which would be due at the time of transfer based on a five (5) year amortization from the date of the within note, i.e. 20% forgiveness rate per year.

In the event that the undersigned shall pass away within the five (5) year period, repayment of said obligation shall become null and void.

The undersigned does hereby authorize and empower the Prothonotary or any attorney of any Court of record within the United States to appear for and on behalf of the undersigned to confess judgment against the undersigned in favor of the holder hereof, with or without averment of default or declaration filed, for said sum or sums as may be payable by reason of the terms of this note with costs and attorney's fee of 10% with respect to any judgment entered herein, the undersigned does waive any right of exemption or stay of execution and does release all errors in said proceedings.

(SEAL)

Lord D. Gordon

(WITNESS)

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2007 FEB 28 P 1:16

(SEAL)
PROTHONOTARY

FILED

Beth Ann McSade

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 01/14/2009

Fee: \$5.00

Cert. NO: 5521

MCGADY FRANCIS G & BETH ANN
218 WEST THIRD STREET
MIFFLINVILLE PA 18631

District: MIFFLIN TWP
Deed: 0183 -0594
Location: 212 W THIRD ST
Parcel Id:23 -05A-040-00,000

Assessment: 22,193
Balances as of 01/14/2009

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: T. CHAMBERLAIN
DATE RECEIVED 1/12/2009

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 6ED2009

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

DEFENDANT FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
FRANCIS MCGADY
LOT #29 WEST THIRD STREET AKA 212 W 3RD 2183
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Beth McGady

RELATIONSHIP Wife IDENTIFICATION _____

DATE 1-13-09 TIME 1102 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

1-13-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/12/2009

SERVICE# 2 - OF - 18 SERVICES
DOCKET # 6ED2009

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

DEFENDANT FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BETH ANN MCGADY
218 WEST THIRD STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Beth

RELATIONSHIP def IDENTIFICATION _____

DATE 1-13-09 TIME 1103 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. Miller

DATE

1-13-09

market
↓
② E. 5th

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 9 - OF - 18 SERVICES

DATE RECEIVED 1/12/2009

DOCKET # 6ED2009

PLAINTIFF

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

DEFENDANT

FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

PERSON/CORP TO SERVED
SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH STREET
MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Susan

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 1-13-09 TIME 1109 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 1-13-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/12/2009

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 6ED2009

PLAINTIFF

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

DEFENDANT

FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

PERSON/CORP TO SERVED
MIFFLIN WATER AUTHORITY
C/O CURT MOOREHEAD-2ND ST.
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Curt

RELATIONSHIP C/o water auth. IDENTIFICATION _____

DATE 1-13-09 TIME 1042 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

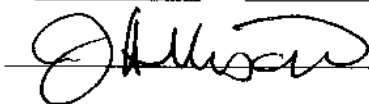
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 1-13-09

Across from bank

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/12/2009

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 6ED2009

PLAINTIFF

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

DEFENDANT

FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kristy Romey

RELATIONSHIP Authority Clerk IDENTIFICATION _____

DATE 1-13-09 TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Altman

DATE

1-13-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/12/2009

SERVICE# 5 - OF - 18 SERVICES
DOCKET # 6ED2009

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

DEFENDANT FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY HOUSING CORPORATION
700 SAWMILL ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Jody Johnson

RELATIONSHIP Ex Spouse IDENTIFICATION _____

DATE 1-13-9 TIME 1200 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. Chamberlain

DATE 1-13-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/12/2009

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 6ED2009

PLAINTIFF

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

DEFENDANT

FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN GLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-13-09 TIME 1000 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

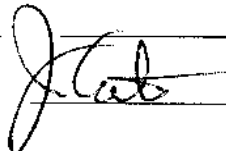
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-13-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/12/2009

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 6ED2009

PLAINTIFF

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

DEFENDANT

FRANCIS G. MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
PHELAN HALLINAN AND SCHMIEG

ATTORNEY FIRM

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 1-12-9 TIME 0820 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. Auto

DATE 1-12-9

REAL ESTATE OUTLINE

ED # 6-09

DATE RECEIVED 1-12-09
DOCKET AND INDEX 1-12-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>786966</u>

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

SALE DATE _____ TIME _____
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 6 OF 2009 ED AND CIVIL WRIT NO. 666 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

All that certain piece and parcel of land Situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows: Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No. 28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

BEING the same premises conveyed to Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, by deed of Henry Andreas, widower, dated April 2, 1957 and recorded in Columbia County in Deed Book 183, Page 594.

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady, his wife, by Deed from Richard A. Brandt, aka, Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, dated 11/12/1993, recorded 11/19/1993, in Deed Book 553, page 537.

Premises being: LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631

Tax Parcel #23-05A-040.00,-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 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

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Plaintiff's Attorney
Daniel G. Schmieg
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

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Plaintiff's Attorney
Daniel G. Schmieg
1617 JFK Blvd
Philadelphia, PA 19103

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

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

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

vs.

FRANCIS G. MCGADY

BETH ANN MCGADY
THE UNITED STATES OF
AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-666 Term 200

2009-ED-6

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: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA
18631

(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 5/23/08 to Sale
at \$12.66per diem

\$76,998.43

\$4,140.50

\$_____and costs.

Dated

Jan. 12, 2009
(SEAL)

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

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

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

vs.

FRANCIS G. MCGADY

BETH ANN MCGADY
THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY
FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-666 Term 200

2009-ED-6

PRAECIPE FOR WRIT OF EXECUTION
(Mortgage Foreclosure)

To the Director of the Office of Judicial Support

Issue writ of execution in the above matter:

Amount Due
Additional Fees and Costs
Interest from to Sale
at \$12.66 per diem

\$76,998.43

\$4,140.50

\$_____and costs.

Daniel H. Schmeig
Attorney for the Plaintiff(s)

Note: Please attach description of Property.
PHS#176313

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

Attorney for Plaintiff

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

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**

vs.

: **NO. 2008-CV-666**

FRANCIS G.
MCGADY
BETH ANN MCGADY
THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

: *2009-ED-66*

VERIFICATION OF NON-MILITARY SERVICE

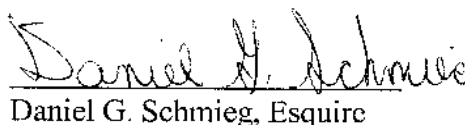
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 FRANCIS G. MCGADY is over 18 years of age and resides at **LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631.**

(c) that defendant BETH ANN MCGADY is over 18 years of age, and resides at **218 WEST 3RD STREET, MIFFLINVILLE, PA 18631.**

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

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212 WEST
THIRD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

Defendant(s).

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

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A
NORWEST MORTGAGE, 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 **LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631.**

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

NAME

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

FRANCIS G. MCGADY

LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY

**218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

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.)

CITIBANK, NA

P.O. BOX 356

WEST CHESTER, PA 19381-0356

**COLUMBIA COUNTY HOUSING
CORPORATION**

**700 SAWMILL ROAD
SUITE 101**

**WELLS FARGO HOME
MORTGAGE**

BLOOMSBURG, PA 17815

**5024 PARKWAY PLAZA BOULEVARD
CHARLOTTE, NC 28217**

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

NAME

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

NONE

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

NAME

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

**DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE**

FEDERATED INVESTORS TOWER

13TH FLOOR SUITE 1300

1001 LIBERTY AVENUE

PITTSBURGH, PA 15222

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.)

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

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

TENANT/OCCUPANT

**LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD
STREET**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

MIFFLINVILLE, PA 18631

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

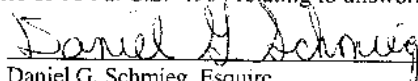
P.O. BOX 2675

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.

January 7, 2009

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A., S/B/M TO WELLS
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NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

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LOT # 29 WEST THIRD STREET A/K/A 212 WEST
THIRD STREET
MIFFLINVILLE, PA 18631

BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101

Defendant(s).

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NAME

LAST KNOWN ADDRESS (If address cannot be
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FRANCIS G. MCGADY

LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET

MIFFLINVILLE, PA 18631


BETH ANN MCGADY

218 WEST 3RD STREET
MIFFLINVILLE, PA 18631

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.) |
|-------------------------------------|---|
| CITIBANK, NA | P.O. BOX 356
WEST CHESTER, PA 19381-0356 |
| COLUMBIA COUNTY HOUSING CORPORATION | 700 SAWMILL ROAD
SUITE 101
BLOOMSBURG, PA 17815 |
| WELLS FARGO HOME MORTGAGE | 5024 PARKWAY PLAZA BOULEVARD
CHARLOTTE, NC 28217 |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| NONE | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE | FEDERATED INVESTORS TOWER
13 TH FLOOR SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222 |
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.) |
|------|---|
| 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 | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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January 7, 2009
Date


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Attorney for Plaintiff

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(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

Defendant(s).

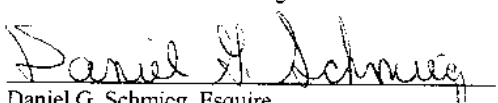
**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-666
: 2009-ED-6
:
:
:
:**

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
- (X) Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631**

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218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

Defendant(s).

**: COLUMBIA COUNTY
:
:
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2008-CV-666
:
: 2009-ED-60**

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO
WELLS FARGO HOME MORTGAGE, INC.,
F/K/A NORWEST MORTGAGE, INC.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET A/K/A 212
WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-666**

2009-ED-6

**BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES
ATTORNEY FOR
THE MIDDLE DISTRICT OF
PENNSYLVANIA
164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: FRANCIS G. MCGADY
LOT # 29 WEST THIRD STREET
A/K/A 212 WEST THIRD STREET
MIFFLINVILLE, PA 18631**

**BETH ANN MCGADY
218 WEST 3RD STREET
MIFFLINVILLE, PA 18631**

**THE UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
1164 FEDERAL BUILDING
228 WALNUT STREET
HARRISBURG, PA 17101**

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 _____, but only enforcement of a lien against property..

Your house (real estate) at **LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631** 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 \$76,998.43 obtained by WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST 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., F/K/A NORWEST 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 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 piece and parcel of land situate in the Village of Mifflinville, Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No.28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

BEING the same premises conveyed to Richard A. Brandt, a/k/a Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, by deed of Henry Andreas, widower, dated April 2, 1957 and recorded in Columbia County in Deed Book 183, Page 594.

TITLE TO SAID PREMISES IS VESTED IN Francis G. McGady and Beth Ann McGady, his wife, by Deed from Richard A. Brandt, aka, Richard A. Brandt, Sr. and Clarissa K. Brandt, his wife, dated 11/12/1993, recorded 11/19/1993, in Deed Book 553, page 537.

Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-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.

Daniel H. Schmitz (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.

Daniel H. Schmitz (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 BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. vs FRANCIS G. MCGADY and BETH ANN MCGADY

The defendant(s) will be found at LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631

218 WEST 3RD STREET, MIFFLINVILLE, PA 18631

Daniel H. Schmitz Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description _____

DESCRIPTION

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Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

SHERIFF'S RETURN

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

Plaintiff

vs.

FRANCIS G. MCGADY
BETH ANN MCGADY

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-666 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, _____, Sec return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., NORWEST MORTGAGE, INC.	Court Number 2008-CV-666
--	-----------------------------

Defendant FRANCIS G. MCGADY & BETH ANN MCGADY	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. FRANCIS G. MCGADY
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 218 WEST 3RD STREET, MIFFLINVILLE, PA 18631

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 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., NORWEST MORTGAGE, INC.		Expiration date Court Number 2008-CV-666
Defendant FRANCIS G. MCGADY & BETH ANN MCGADY		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. BETH ANN MCGADY ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 218 WEST 3RD STREET, MIFFLINVILLE, PA 18631	

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 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.


Expiration date

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

Court Number
2008-CV-666

Defendant
FRANCIS G. MCGADY & BETH ANN MCGADY

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)
LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631

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 of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

DESCRIPTION

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Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No. 28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

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Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

DESCRIPTION

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Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

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Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

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Bounded on the south by Third Street in said Village; on the west by Lot No. 30 on the plot or plan of said Village; on the north by Second Street in said Village; and on the east by Lot No. 28, and being marked and designated as Lot No. 29 on the plot or plan of the Village of Mifflinville as recorded in Columbia County Miscellaneous Book 21 at page 509. (Fronting on Third Street and on Second Street 66 feet and being in depth 231 feet between Second and Third Streets).

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Premises being: LOT # 29 WEST THIRD STREET A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631
Tax Parcel #23-05A-040.00,-000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHELAN 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
756956

EXB 12/11/2008

DATE	AMOUNT
12/11/2008	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Thomas S. Hallinan

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

⑈756956⑈ ⑆036001808⑆36 150866 6⑈

SECURITY
REQUIRE
MARK

Security Features Included.

Details on back.