

# SHERIFF'S SALE COST SHEET

NO. 12010 ED NO. 0001 VS. McBody JD DATE/TIME OF SALE 5/10/07

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>0.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>0.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>0.00</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>0.00</u>
NOTARY	\$ <u>0.00</u>
TOTAL *****	\$ <u>303.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>50.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>775.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>0.00</u>
TOTAL *****	\$ <u>0.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>0.00</u>	
SCHOOL DIST. 20	\$ <u>0.00</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****	\$ <u>5.00</u>	

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>0.00</u>	
WATER 20	\$ <u>0.00</u>	
TOTAL *****	\$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>
MISC. <u>11.22</u>	\$ <u>11.22</u>
TOTAL *****	\$ <u>51.22</u>

TOTAL COSTS (OPENING BID) \$ 2201.76  
Due \$ 715.76

ENTITY VENDOR  
Sheriff of Columbia Cou / [SCOLU]

CHECK DATE CHECK NO.  
25/2011 1059162

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059162	000277640	02/24/2011		176313	506.22	0.00	506.22
DUE 176313: 0064204 MCGADY, FRANCIS							
PAS							
$\begin{array}{r} 508.22 \\ 429.54 \\ \hline 937.76 \end{array}$							
124-10							
							508.22

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1059162

DATE	AMOUNT
02/25/2011	*****508.22

Pay FIVE HUNDRED EIGHT AND 22/100 DOLLARS

Void after 180 days

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

*Francis S. Hallinan*

1059162 03600180836 150866 6

ENTITY  
PAE

VENDOR  
Sheriff of Columbia Cou. / [SCOLU]

CHECK DATE CHECK NO.  
25/2011 1059106

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059106	000277558	02/24/2011		176313	429.54	0.00	429.54
<div style="position: relative; height: 400px;"> <div style="position: absolute; top: 10px; left: 10px; font-size: 2em; transform: rotate(-90deg);">PAS</div> <div style="position: absolute; bottom: 10px; left: 100px; font-size: 3em;">124-10</div> </div>							
							429.54

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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1059106

DATE	AMOUNT
02/25/2011	*****429.54

Pay FOUR HUNDRED TWENTY NINE AND 54/100 DOLLARS

Void after 180 days

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

*Francis S. Hallinan*

## SHERIFF'S SALE COST SHEET

PHS# 176313

Wells Fargo Bank vs. McGady  
 NO. 124-10 ED NO. 666-08 JD DATE/TIME OF SALE Staple

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>345.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>72.50</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	\$ <u>35.00</u>
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>11.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>563.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>821.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>971.04</u>

PROTHIONOTARY (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>240.00</u>
MISC. <u>Pdgs.</u>	\$ <u>508.22</u>
TOTAL *****	\$ <u>508.22</u>

TOTAL COSTS (OPENING BID)	\$ <u>2287.76</u>
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Due

1356. - Pdgs  
 \$ 937.76

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Patrick Wirt

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** 2/7/11

**Re:** McGady

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

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

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

February 7, 2011

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 and BETH ANN MCGADY  
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD  
STREET MIFFLINVILLE, PA 18631  
No.: 2008-CV-666**

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for February 9, 2011 due to the following: Repay Plan.

\$25,410.80 was received in consideration of the stay.

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 cooperation in this matter.

Very Truly Yours,  
**PATRICK WIRT** for  
**Phelan Hallinan & Schmieg, LLP**

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank NA VS. Francis + Beth McGady  
 NO. 124-10 ED NO. 666-08 JD DATE/TIME OF SALE Feb 9 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>345.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>92.50</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>11.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>648.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>821.04</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1046.04</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>55.00</u>	
TOTAL *****		\$ <u>65.00</u>

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>117.32</u>
WATER	20	\$
TOTAL *****		\$ <u>117.32</u>

SURCHARGE FEE (DSTE)		\$ <u>240.00</u>
MISC.	\$	
	\$	
TOTAL *****		\$

TOTAL COSTS (OPENING BID) \$ 2520.86

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

Wells Fargo Bank NA VS Frances + Beth McGady

NO. 124-10 ED NO. 666-08 JD

DATE/TIME OF SALE: Feb 7 0930

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 \$ \_\_\_\_\_



# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 02/03/2011 01:26:41 PM

Owner: MCGADY FRANCIS G & BETH ANN

Municipality: MIFFLIN TWP

218 WEST THIRD STREET  
MIFFLINVILLE PA 18631

Parcel #: 23 -05A-040-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
023908	G	\$133.67	04/30/2011	\$136.40	06/30/2011	\$150.04	08/31/2011
		Payment					
023908	S	\$29.25	04/30/2011	\$29.85	06/30/2011	\$32.84	08/31/2011
		Payment					
023908	R	\$102.22	04/30/2011	\$104.31	06/30/2011	\$109.53	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.



February 2, 2011

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

Dear Timothy:

The amount due on the following sewer accounts we spoke of this morning are as follows through the service period of March 31, 2011:

Chad & Heather Killian- 7619A Columbia Blvd., Berwick  
\$2113.15

Francis & Beth Ann McGady- 218 W. Third Street Mifflinville  
\$316.32

John Hunsinger- 804 Vine Street, Berwick  
\$275.11

Christopher & Amy Force- 325 E. 2<sup>nd</sup> Street, Berwick  
\$641.31

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

Sincerely,

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

**Foreclosure Manager**

**Representing Lenders in  
Pennsylvania and New Jersey**

**December 7, 2010**

**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 and BETH ANN MCGADY  
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD  
STREET MIFFLINVILLE, PA 18631  
No.: 2008-CV-666**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is  
scheduled for December 8, 2010 due to the following: Moratorium - Servicer (non-  
holiday).**

**The Property is to be relisted for the February 9, 2011 Sheriff Sale at 9:30 am.**

**Thank you for your cooperation in this matter.**

**Very Truly Yours,**  
**TOBY BJORKMAN for**  
**Phelan Hallinan & Schmieg, LLP**



December 6, 2010

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

Dear Timothy:

The amount due on the following sewer accounts we spoke of this morning are as follows through the service period of December 31, 2010:

Chad & Heather Killian – 7619A Columbia Blvd.  
\$1814.94

Sean Trapani – 66 Maplewood Road  
\$6184.35

Joshua Fought – 515 Arch Street  
\$436.70

Francis & Beth Ann McGady – 218 W Third Street, Mifflinville  
\$479.83

John Hunsinger – 804 Vine Street  
\$188.10

Damyon Corradini – 120 W 11<sup>th</sup> Street  
\$285.03

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

Sincerely,

Kristy Romig  
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

October 25, 2010

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 and BETH ANN MCGADY  
LOT #29 WEST THIRD STREET A/K/A 212 WEST THIRD  
STREET MIFFLINVILLE, PA 18631  
No.: 2008-CV-666

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is  
scheduled for October 27, 2010 due to the following: Repay Plan.

The Property is to be relisted for the December 8, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

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

## CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	124ED2010%	To	
		To	
		To	
		To	

## RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
32847	32847	<del>CITIBANK</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32848	32848	<del>CITIBANK</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32849	32849	<del>CITIBANK</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32850	32850	<del>WELLS FARGO HOME MORTGAGE</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32852	32852	<del>WELLS FARGO HOME MORTGAGE</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32853	32853	<del>WELLS FARGO BANK</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32855	32855	<del>DEPT OF TREASURY</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32856	32856	<del>COMMONWEALTH OF PA</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32857	32857	<del>US DEPT OF JUSTICE</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32858	32858	<del>COMMONWEALTH OF PA</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32859	32859	<del>DEPT OF PUBLIC WELFARE</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32860	COP	<del>COMMONWEALTH OF PENNSYLVANIA</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32861	FAIR	<del>OFFICE OF F.A.I.R.</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32862	SBA	<del>U.S. Small Business Administration</del>	Sheriff	124ED2010	8/18/2010	POST	91719;
32863	IRS	<del>INTERNAL REVENUE SERVICE</del>	Sheriff	124ED2010	8/18/2010	POST	91719;

Records: 1 - 15 of 15



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3878. Our records indicate that this item was delivered on 08/30/2010 at 09:29 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

*Chris McEarchy*

*Chris McEarchy*

Address of Recipient:

*Po Box 380*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 3908. Our records indicate that this item was delivered on 08/25/2010 at 09:23 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink that reads "Chris McCarthy".

A handwritten name in dark ink that reads "Chris McCarthy".

Address of Recipient:

A handwritten address in dark ink that reads "Po Box 380".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.





Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3915. Our records indicate that this item was delivered on 08/26/2010 at 09:24 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

Chris M. McCarthy  
Chris M. McCarthy

Address of Recipient:

Po Box 380

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3922. Our records indicate that this item was delivered on 08/23/2010 at 08:29 a.m. in CHERRY HILL, NJ, 08034. The scanned image of the recipient information is provided below

Signature of Recipient:

Delivery Section	
NO	
NY	<i>[Handwritten Signature]</i>
1	U.S. MAIL

Address of Recipient:

NY	5006
100	

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3939. Our records indicate that this item was delivered on 08/23/2010 at 11:18 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature in black ink, appearing to read "S. L. Davis", written over a horizontal line.

Address of Recipient:

A scanned image of a handwritten address in black ink, appearing to read "1000 HAZEN AVE", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/23/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3946. Our records indicate that this item was delivered on 08/20/2010 at 07:20 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

*Cris Lidenberg*  
CRIS  
Lidenberg

Address of Recipient:

*2074*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/23/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3953. Our records indicate that this item was delivered on 08/20/2010 at 08:22 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

*Susan Melendez*  
Susan Melendez

Address of Recipient:

PO Box 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/23/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3960. Our records indicate that this item was delivered on 08/20/2010 at 09:52 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph Mohr".

Address of Recipient:

EOIM  
104 Academy St  
Harrisburg PA 17107

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/23/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3984. Our records indicate that this item was delivered on 08/20/2010 at 09:52 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Joseph Mohr".

Address of Recipient:

B.O.M.  
1504 Applewood St  
Harrisburg PA 17107

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 08/23/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 3991. Our records indicate that this item was delivered on 08/20/2010 at 09:18 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

2AA  
J. S. Taylor

Address of Recipient:

P.O. Box  
8016

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.





Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4004. Our records indicate that this item was delivered on 08/23/2010 at 11:09 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: [Handwritten signature: David Agnew]

Address of Recipient:

Address of Recipient: [Handwritten address: 1150 ...]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

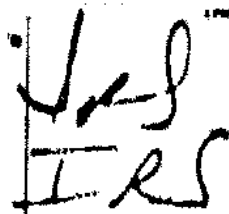
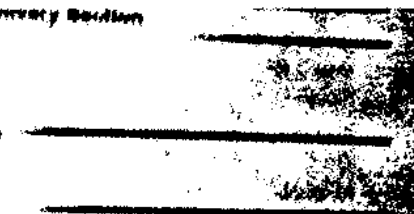


Date Produced: 08/30/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4011. Our records indicate that this item was delivered on 08/23/2010 at 08:36 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS

**SHERIFF'S SALE**

**WEDNESDAY OCTOBER 27, 2010 AT 9:30 AM**

BY VIRTUE OF A WRIT OF EXECUTION NO. 124 OF 2010 ED AND CIVIL WRIT NO. 866 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 COURT HOUSE, 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 with eight (8) days after the sale in 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

on according to law deposes and says that Press Enterprise is on with its principal office and place of business at 3185 rg, County of Columbia and State of Pennsylvania, and was rch, 1902, and has been published daily, continuously in said at day and on the attached notice October 6, 13, 20, 2010 as ffiant is one of the officers or publisher or designated agent of wspaper in which legal advertisement was published; that rprise is interested in the subject matter of said notice and allegations in the foregoing statement as to time, place, and

ore me this 20th day of October 2010

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and \$......for publishing the foregoing notice, and the id in full.

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax 215-568-7616

SUE FRUIT  
Legal Assistant, 1276

Representing Lenders in  
Pennsylvania and New Jersey

---

Office of the Prothonotary  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

No. 2008-CV-666

Re: **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**  
No. 2008-CV-666

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

**\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\***

**\*\*Property is listed for the 10/27/2010 Sheriff Sale.\*\***

**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.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:  
SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

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

v.

FRANCIS G. MCGADY  
BETH ANN MCGADY  
Defendant(s)

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

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

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

Date: 10-4-10

**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.

Name and  
Address  
Of Sender

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/PAS - 10/27/10 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Pos
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	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108	
6	****	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 28061, Harrisburg, PA 17128	
7	****	Internal Revenue Service Federated Investors Tower 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	
8	****	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
9			
10			
15			
RE: FRANCIS G. MCGADY (COLUMBIA) TEAM 3 PHS# 176313 PG 1 OF 2			

02 1M  
0004277256  
SEP 17 2010  
\$ 03.360  
MAILED FROM ZIP CODE 19103  
UNITED STATES POSTAGE  
PRINCE GEORGES



Total Number of  
Pieces Listed by Sender

Total Number of Pieces  
Received at Post Office

Postmaster, Per (Name of  
Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.

Name and  
Address  
Of Sender

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

JOT/PAS - 10/27/10 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	*CITIBANK (SOUTH DAKOTA), NA C/O LIN NEIL & HALTRECHT P.O. BOX 356 WEST CHESTER, PA 19381-0356		
2	****	*CITIBANK (SOUTH DAKOTA), NA C/O BURTON NEIL, ESQ. 26 SOUTH CHURCH STREET WEST CHESTER, PA 19382		
3	****	*CITIBANK (SOUTH DAKOTA), NA C/O BURTON NEIL, ESQ. BURTON NEIL & ASSOCS PC 1060 ANDREW DR STE 170 WEST CHESTER, PA 19380		
4	****	*COLUMBIA COUNTY HOUSING CORPORATION 700 SAWMILL ROAD, SUITE 101 BLOOMSBURG, PA 17815		
5	****	*WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. 5024 PARKWAY PLAZA BOULEVARD CHARLOTTE, NC 28217		
6	****	*WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. C/O MARK J. UDREN & ASSOCIATES 1040 N. KINGS HIGHWAY, SUITE 500 CHERRY HILL, NJ 08034		
7	****	*WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. C/O MARK J. UDREN & ASSOCIATES WOODCREST CORPORATE CENTER 111 WOODCREST ROAD CHERRY HILL, NJ 08003		
8	****	*DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICES 1000 LIBERTY AVENUE, ROOM 704 PITTSBURGH, PA 15222		
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****			
RE: FRANCIS G. MCGADY (COLUMBIA) TEAM 3 PHS# 176313 PG 2 OF 2				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

02 1M  
0004277256  
SEP 17 2010  
\$ 03.36  
MAILED FROM ZIP CODE 19103  
UNITED STATES POSTAGE  
FIRST CLASS PERMIT NO. 1000 PHILADELPHIA, PA



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual B500 B913 and B921 for limitations of coverage.



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) 784-6100

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

WELLS FARGO BANK NA

VS.

FRANCIS & BETH ANN MCGADY

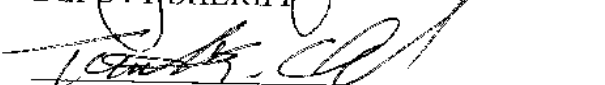
WRIT OF EXECUTION #124 OF 2010 ED

POSTING OF PROPERTY

SEPTEMBER 15, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF FRANCIS & BETH ANN MCGADY AT LOT 29 AKA 212 W 3<sup>RD</sup> ST. MIFFLINVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JENNIFER ALLISON.

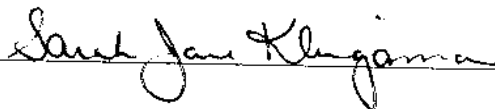
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15<sup>th</sup> DAY OF SEPTEMBER 2010



Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012



TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

VS

Docket # 124ED2010

MORTGAGE FORECLOSURE

FRANCIS G. MCGADY  
BETH ANN MCGADY

AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, AUGUST 23, 2010, AT 9:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON FRANCIS MCGADY AT 218 WEST THIRD STREET, MIFFLINVILLE BY HANDING TO FRANCIS 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 TUESDAY, AUGUST 24, 2010

  
NOTARY PUBLIC

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
P. D'ANGELO  
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 # 124ED2010

MORTGAGE FORECLOSURE

FRANCIS G. MCGADY  
BETH ANN MCGADY

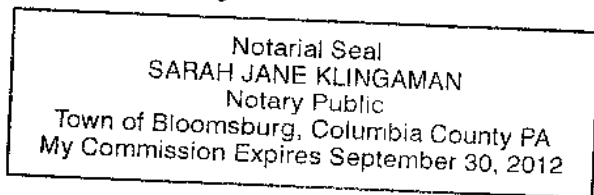
AFFIDAVIT OF SERVICE

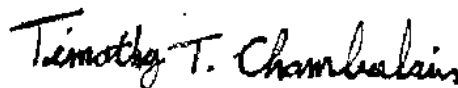
NOW, THIS MONDAY, AUGUST 23, 2010, AT 9:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BETH ANN MCGADY AT 218 WEST THIRD STREET, MIFFLINVILLE BY HANDING TO FRANCIS MCGADY, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, AUGUST 24, 2010

  
NOTARY PUBLIC



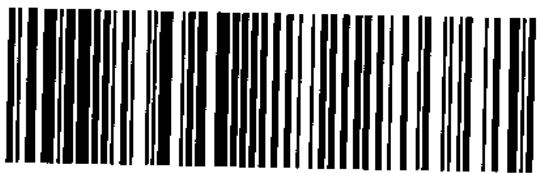


X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

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

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3878

CITIBANK  
C/O LIN NEIL & HALTRECHT  
PO BOX 356  
WEST CHESTER PA 19381

124ED2010

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  
(370) 784-6300

Wednesday, August 18, 2010

**CITIBANK C/O LIN NEIL & HALTRECHT  
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**

**DOCKET # 124ED2010**

**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

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

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

vs.

FRANCIS G. MCGADY  
BETH ANN MCGADY

: COLUMBIA COUNTY

: *FILED 124*

Defendant(s)

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

TO: FRANCIS G. MCGADY  
BETH ANN MCGADY  
218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at LOT #29 WEST THIRD STREET, A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631 is scheduled to be sold at the Sheriff's Sale on October 27, 2010 at 9:30 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, 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 canceled if you pay to the mortgagee 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 x1230**.
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 more chance you will have of stopping the sale. (See notice on page two 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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

### LEGAL 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).

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-666

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

owner(s) of property situate in the Village of Mifflinville, Columbia County,  
Pennsylvania, being

(Municipality)

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

Parcel No. 23-05A-040.00,-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

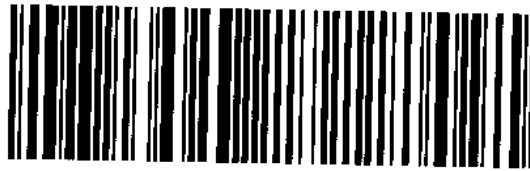
JUDGMENT AMOUNT: \$76,998.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP



Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3885

CITIBANK  
C/O BURTON NEIL ESQ.  
26 SOUTH CHURCH STREET  
WEST CHESTER PA 19382

124ED2010

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

Wednesday, August 18, 2010

**CITIBANK C/O BURTON NEIL, ESQ.  
26 SOUTH CHURCH STREET  
WEST CHESTER, PA 19382-**

**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**

**DOCKET # 124ED2010**

**JD # 666JD2008**

Dear Sir:

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
Plaintiff : NO. 2008-CV-666  
:  
: COLUMBIA COUNTY  
: *MIC-ED-124*

vs.

FRANCIS G. MCGADY  
BETH ANN MCGADY

Defendant(s)

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

TO: FRANCIS G. MCGADY  
BETH ANN MCGADY  
218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

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**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**



August 26, 2010

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**

**DOCKET # 124ED2010**

**JD # 666JD2008**

Dear Timothy:

The amount due on the sewer account #703670 for the property located at 218 W.  
Third Street Mifflinville, Pa through December 31, 2010 is \$459.15.

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

Sincerely,

Kelly Noss  
Authority Clerk

*Hearing Impaired 711*

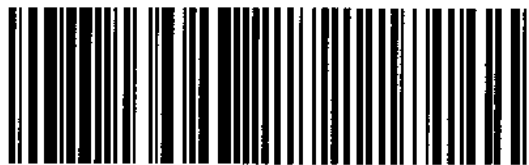
*"BAJSA is an Equal Opportunity Provider and Employer"*

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*  
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3915

WELLS FARGO HOME MORTGAGE  
C/O MARK UDREN  
1040 N KINGS HWY  
CHERRY HILL NJ 08034

124ED2010

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

Wednesday, August 18, 2010

**WELLS FARGO HOME MORTGAGE C/O MARK UDREN ESQ.  
1040 N. KINGS HIGHWAY  
CHERRY HILL, NJ 08034-**

**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**

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

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

vs.

: COLUMBIA COUNTY

FRANCIS G. MCGADY  
BETH ANN MCGADY

: *FILED 124*

Defendant(s)

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BETH ANN MCGADY  
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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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-666

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

owner(s) of property situate in the Village of Mifflinville, Columbia County,  
Pennsylvania, being

(Municipality)

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

**Parcel No. 23-05A-040.00,-000**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$76,998.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Columbia County Sheriff  
Tim Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 3908

WELLS FARGO HOME MORTGAGE  
5024 PARKWAY PLAZA BOULEVARD  
CHARLOTTE NC 28217

124ED2010

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

Wednesday, August 18, 2010

**WELLS FARGO HOME MORTGAGE FKA NORWEST MORTGAGE INC  
5024 PARKWAY PLAZA BOULEVARD  
CHARLOTTE, NC 28217-**

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

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**DOCKET # 124ED2010**

**JD # 666JD2008**

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

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

vs.

: COLUMBIA COUNTY

FRANCIS G. MCGADY  
BETH ANN MCGADY

: *FILED 124*

Defendant(s)

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TO: FRANCIS G. MCGADY  
BETH ANN MCGADY  
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MIFFLINVILLE, PA 18631

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Tax Parcel # 23-05A-040.00,-000



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By virtue of a Writ of Execution NO. 2008-CV-666

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

FRANCIS G. MCGADY  
BETH ANN MCGADY

owner(s) of property situate in the Village of Mifflinville, Columbia County,  
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(Municipality)

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**MIFFLINVILLE, PA 18631**

**Parcel No. 23-05A-040.00,-000**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$76,998.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 8/17/2010

SERVICE# 16 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CENTRAL COLUMBIA SCHOOL DISTRICT
4777 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON MIKE SOKOLOSKI

RELATIONSHIP BUSINESS ADMINISTRATOR IDENTIFICATION \_\_\_\_\_

DATE 8-24-10 TIME 1500 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

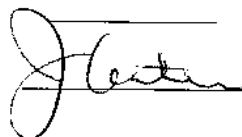
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 8-24-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 8/17/2010

SERVICE# 1 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
FRANCIS MCGADY
218 WEST THIRD STREET
MIFFLINVILLE

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON FRANCIS MCGADY

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 08/23/10 TIME 0905 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) \_\_\_\_\_

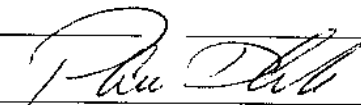
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 08/23/10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 8/17/2010

SERVICE# 2 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

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 FRANCIS MCGADY

RELATIONSHIP HUSBAND IDENTIFICATION \_\_\_\_\_

DATE 08/25/10 TIME 0905 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) \_\_\_\_\_

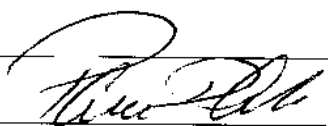
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

 DATE 08/23/10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 8/17/2010

SERVICE# 11 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

LOT 29 W 3RD ST AKA 212 WEST 3RD ST

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON FRANCIS MCGADY

RELATIONSHIP OWNER IDENTIFICATION \_\_\_\_\_

DATE 08-23-10 TIME 0905 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) 218 W 3RD SAME  
ADDRESS AS ABOVE.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D'Angelo  
DATE 08-23-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 8/17/2010

SERVICE# 17 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 08-23-10 TIME 09:20 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

Paul D'Angelo

DATE 08-23-10

**COLUMBIA COUNTY HOUSING CORPORATION**

700 SAWMILL ROAD, SUITE 101  
BLOOMSBURG, PA 17815  
(570) 784-9373  
(570) 387-8806 Fax  
(570) 389-5745 TDD

August 19, 2010

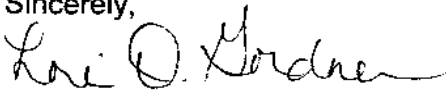
Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House – P.O. Box 380  
Bloomsburg, PA 17815

RE: Francis G. and Beth Ann McGady

Dear Sir:

The Columbia County Housing Corporation has a judgment note filed against this property. I have attached a copy of it. If you have any questions or concerns, please feel free to call me.

Sincerely,



Lori D. Gordner  
Deputy Director

Encl.

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 McGady, 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 218 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)

Lois D. Gordon  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
(WITNESS)

2007 FEB 28 P 1:16

(SEAL)  
PROTHONOTARY  
FILED

Beth Ann McGady



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/17/2010

SERVICE# 18 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON LAUREN COLE

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 8-19-10 TIME 0900 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

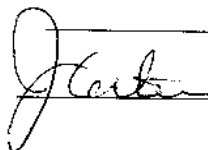
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-19-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 8/17/2010

SERVICE# 6 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

COLUMBIA COUNTY HOUSING  
AUTHORITY

700 SAWMILL ROAD

BLOOMSBURG

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON Jody Johnson

RELATIONSHIP SECRETARY IDENTIFICATION \_\_\_\_\_

DATE 8-19-10 TIME 0845 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. Arter

DATE 8-19-10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

Date: 08/19/2010

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 8537

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 08/19/2010

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Sheriff Per: dm.

Phelan Hallinan & Schmieg, LLP  
 One Penn Center Plaza  
 Philadelphia, PA 19103  
 215-563-7000

Attorney for Plaintiff

<b>WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
<b>vs.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>FRANCIS G. MCGADY</b>	:	<b>No. 2008-CV-666</b>
<b>BETH ANN MCGADY</b>	:	

### VERIFICATION OF NON-MILITARY SERVICE

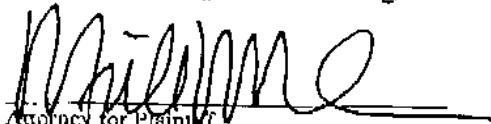
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 218 WEST THIRD STREET, MIFFLINVILLE, PA 18631.

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

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



Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☒ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 20331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mullenhy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Joanne McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Pliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375



**PHELAN HALLINAN & SCHMIEG, LLP**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000, ext. 1227

Fax (215) 563-7009

[joseph.cardillo@fedphe.com](mailto:joseph.cardillo@fedphe.com)

Joseph Cardillo  
Foreclosure Department

Representing Lenders in  
Pennsylvania & New Jersey\*

August 19, 2010

Office of the Sheriff  
Columbia County

**Re: *WELLS FARGO BANK, N.A. vs. FRANCIS G. MCGADY and BETH ANN MCGADY***  
***Columbia County CCP, 2008-CV-666***

Dear Sheriff Chamberlain:

I received an email from someone in our office notifying me that your office did not receive the Non-Military Affidavit for the above referenced Writ of Execution. I am faxing it over per your request.

Please let me know if I can assist you further in this matter.

Very truly yours,

Joseph Cardillo  
For Phelan Hallinan & Schmieg, LLP

Enclosures

cc: Non-Military Affidavit for FRANCIS G. MCGADY and BETH ANN MCGADY

---

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/17/2010

SERVICE# 21 - OF - 24 SERVICES  
DOCKET # 124ED2010

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

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 8-19-10 TIME 6:10 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. C. Miller

DATE 8-19-10

# REAL ESTATE OUTLINE

ED # 124-10

DATE RECEIVED 8-17-10

DOCKET AND INDEX 8-17-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

☒

☒

☒

☒

☒

☒

☒

CK# 990229

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Oct 07, 10 TIME 04:50

1-1-10

1<sup>ST</sup> WEEK 10-6

2<sup>ND</sup> WEEK 13

3<sup>RD</sup> WEEK 20

# SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 124 OF 2010 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 with eight (8) days after the sale in 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 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.

If proceed are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Jaime McGuinness  
1617 JFK Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.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  
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2008-CV-666

COLUMBIA COUNTY

2010-ED-124

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	\$76,998.43
Additional Fees and Costs	\$4,461.50
Interest from 05/23/2008 to Date of Sale @ \$12.66 per diem	\$_____ and costs.

*Jami B. Kline*

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

Dated August 17, 2010  
(SEAL)

PHS # 176313

### **LEGAL 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).

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

Document Receipt

---

Trans # 32847 Carrier / service: POST 2PM 8/18/2010

Ship to: 32847

CITIBANK

C/O LIN NEIL & HALTRECHT

PO BOX 356

WEST CHESTER PA 19381

Tracking #: 9171924291001000003878

Doc Ref #: 124ED2010

Document Receipt

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Trans # 32848 Carrier / service: POST 2PM 8/18/2010

Ship to: 32848

CITIBANK

C/O BURTON NEIL ESQ.  
26 SOUTH CHURCH STREET

Tracking #: 9171924291001000003885

Doc Ref #: 124ED2010

WEST CHESTER PA 19382

Document Receipt

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Trans # 32849 Carrier / service: POST 2PM 8/18/2010

Ship to: 32849

CITIBANK

C/O BURTON NEIL, ESQ.  
1060 ANDREW DRIVE STE 170

Tracking #: 9171924291001000003892

Doc Ref #: 124ED2010

WEST CHESTER PA 19380

Document Receipt

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Trans # 32850 Carrier / service: POST 2PM 8/18/2010

Ship to: 32850

WELLS FARGO HOME MORTGAGE

5024 PARKWAY PLAZA BOULEVARD

Tracking #: 9171924291001000003908

Doc Ref #: 124ED2010

CHARLOTTE NC 28217

Document Receipt

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Trans # 32852 Carrier / service: POST 2PM 8/18/2010

Ship to: 32852

WELLS FARGO HOME MORTGAGE

C/O MARK UDREN  
1040 N KINGS HWY

Tracking #: 9171924291001000003915

Doc Ref #: 124ED2010

CHERRY HILL NJ 08034

Document Receipt

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Trans # 32853 Carrier / service: POST 2PM 8/18/2010

Ship to: 32853

WELLS FARGO BANK

C/O MARK UDREN

111 WOODCREST ROD

Tracking #: 9171924291001000003922

Doc Ref #: 124ED2010

CHERRY HILL NJ 08003



Document Receipt

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Trans # 32855 Carrier / service: POST 2PM 8/18/2010

Ship to: 32855

DEPT OF TREASURY

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000003939

Doc Ref #: 124ED2010

PITTSBURGH PA 15222

Document Receipt

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Trans # 32856 Carrier / service: POST 2PM 8/18/2010

Ship to: 32856

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000003946

Doc Ref #: 124ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 32857 Carrier / service: POST 2PM 8/18/2010

Ship to: 32857

US DEPT OF JUSTICE

C/O ATTY FOR MIDDLE DISTRICT  
PO BOX 11754

Tracking #: 9171924291001000003953

Doc Ref #: 124ED2010

HARRISBURG PA 17108

Document Receipt

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Trans # 32858 Carrier / service: POST 2PM 8/18/2010

Ship to: 32858

COMMONWEALTH OF PA

DEPT 28061 STRAWBERRY SQUARE

Tracking #: 9171924291001000003960

Doc Ref #: 124ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 32859 Carrier / service: POST 2PM 8/18/2010

Ship to: 32859

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000003977

Doc Ref #: 124ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 32860 Carrier / service: POST 2PM 8/18/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000003984

HARRISBURG PA 17128 Doc Ref #: 124ED2010

Document Receipt

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Trans # 32861 Carrier / service: POST 2PM 8/18/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000003991

Doc Ref #: 124ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 32862 Carrier / service: POST 2PM 8/18/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000004004

Doc Ref #: 124ED2010

KING OR PA 19406  
PRUSSIA



Document Receipt

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Trans # 32863 Carrier / service: POST 2PM 8/18/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000004011

Doc Ref #: 124ED2010

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

Plaintiff

v.

**FRANCIS G. MCGADY  
BETH ANN MCGADY**

Defendant(s)

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

PHS # 176313

*2010-ED-124*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**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 the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following  
information concerning the real property located at **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

Address (if address cannot be reasonably  
ascertained, please so indicate)

**FRANCIS G. MCGADY**

**218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631**

**BETH ANN MCGADY**

**218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631**

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

Address (if address cannot be reasonably  
ascertained, please so indicate)

**SAME AS ABOVE**

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

Address (if address cannot be  
reasonably ascertained, please indicate)

**CITIBANK (SOUTH DAKOTA), NA C/O LIN NEIL &  
HALTRECHT**

**P.O. BOX 356  
WEST CHESTER, PA 19381-0356**

**CITIBANK (SOUTH DAKOTA), NA C/O BURTON  
NEIL, ESQ.**

**26 SOUTH CHURCH STREET  
WEST CHESTER, PA 19382**

**CITIBANK (SOUTH DAKOTA), NA C/O BURTON  
NEIL, ESQ.**

**BURTON NEIL & ASSOCS PC  
1060 ANDREW DR STE 170  
WEST CHESTER, PA 19380**

**COLUMBIA COUNTY HOUSING CORPORATION**

**700 SAWMILL ROAD, SUITE 101  
BLOOMSBURG, PA 17815**

**WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC.**

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

**WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. C/O MARK J.  
UDREN & ASSOCIATES**

**1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034**

**WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. C/O MARK J.  
UDREN & ASSOCIATES**

**WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003**

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

Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

5. Name and address of every other person who has any record lien on the property:  
Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_

**DEPARTMENT OF TREASURY INTERNAL  
REVENUE SERVICES**

**1000 LIBERTY AVENUE, ROOM 704  
PITTSBURGH, PA 15222**

**None.**

**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**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108**

**Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Dept 28061, Harrisburg, PA 17128**

**Internal Revenue Service  
Federated Investors Tower**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

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

August 12, 2010

By: \_\_\_\_\_

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

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

Plaintiff

v.

FRANCIS G. MCGADY  
BETH ANN MCGADY

Defendant(s)

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

PHS # 176313

*2008-ED-124*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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 the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 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

Address (if address cannot be reasonably  
ascertained, please so indicate)

FRANCIS G. MCGADY

218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

BETH ANN MCGADY

218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

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

Address (if address cannot be reasonably  
ascertained, please so indicate)

SAME AS ABOVE

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

Address (if address cannot be  
reasonably ascertained, please indicate)

CITIBANK (SOUTH DAKOTA), NA C/O LIN NEIL &  
HALTRECHT

P.O. BOX 356  
WEST CHESTER, PA 19381-0356

CITIBANK (SOUTH DAKOTA), NA C/O BURTON  
NEIL, ESQ.

26 SOUTH CHURCH STREET  
WEST CHESTER, PA 19382

CITIBANK (SOUTH DAKOTA), NA C/O BURTON  
NEIL, ESQ.

BURTON NEIL & ASSOCS PC  
1060 ANDREW DR STE 170  
WEST CHESTER, PA 19380

COLUMBIA COUNTY HOUSING CORPORATION

700 SAWMILL ROAD, SUITE 101  
BLOOMSBURG, PA 17815

WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC.

5024 PARKWAY PLAZA BOULEVARD  
CHARLOTTE, NC 28217

WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. C/O MARK J.  
UDREN & ASSOCIATES

1040 N. KINGS HIGHWAY, SUITE 500  
CHERRY HILL, NJ 08034

WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. C/O MARK J.  
UDREN & ASSOCIATES

WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD  
CHERRY HILL, NJ 08003

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

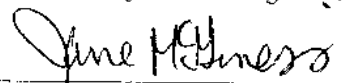
Address (if address cannot be  
reasonably ascertained, please indicate)

None.

5. Name and address of every other person who has any record lien on the property:  
 Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_
- DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICES** **1000 LIBERTY AVENUE, ROOM 704 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 \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please indicate) \_\_\_\_\_
- None.**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
 Name \_\_\_\_\_ Address (if address cannot be reasonably ascertained, please 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**
- Internal Revenue Service Advisory** **1000 Liberty Avenue Room 704 Pittsburgh, PA 15222**
- U.S. Department of Justice U.S. Attorney for the Middle District of PA** **Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108**
- Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division** **6th Floor, Strawberry Sq. Dept 28061, Harrisburg, PA 17128**
- Internal Revenue Service Federated Investors Tower** **1000 Liberty Avenue Room 704 Pittsburgh, PA 15222**
- Department of Public Welfare TPL Casualty Unit Estate Recovery Program** **P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105**

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

August 12, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
Plaintiff : NO. 2008-CV-666  
:  
: COLUMBIA COUNTY  
: *2010-ED-124*  
:

vs.

FRANCIS G. MCGADY  
BETH ANN MCGADY

Defendant(s)

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

TO: FRANCIS G. MCGADY  
BETH ANN MCGADY  
218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **LOT #29 WEST THIRD STREET, A/K/A 212 WEST THIRD STREET, MIFFLINVILLE, PA 18631** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, 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 canceled if you pay to the mortgagee 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 x1230.**
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 more chance you will have of stopping the sale. (See notice on page two 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 the 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 house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
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.**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

### **LEGAL 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).

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



**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2008-CV-666**

**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**

**owner(s) of property situate in the Village of Mifflinville, Columbia County,  
Pennsylvania, being**

**(Municipality)**

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

**Parcel No. 23-05A-040.00,-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$76,998.43**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

### **LEGAL 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).

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2008-CV-666

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

owner(s) of property situate in the Village of Mifflinville, Columbia County,  
Pennsylvania, being

(Municipality)

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

**Parcel No. 23-05A-040.00,-000**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$76,998.43

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

# 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

WRIT

ISSUED

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

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_  
20\_\_, See return endorsed hereon by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.</b>		Expiration date  
Defendant <b>FRANCIS G. MCGADY</b> <b>BETH ANN MCGADY</b>		Court Number <b>2008-CV-666</b>
<b>SERVE</b> <b>AT</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
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) <b>218 WEST THIRD STREET</b> <b>MIFFLINVILLE, PA 18631</b>		

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

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

NOW, \_\_\_\_\_, 20\_\_ 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 <input checked="" type="checkbox"/> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date <b>8-13-10</b>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------	------------------------

**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., F/K/A 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.  
FRANCIS G. MCGADY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
218 WEST THIRD STREET  
MIFFLINVILLE, PA 18631

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, 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 <u>Joe H. Jones</u> _____ Defendant	Telephone Number (215)563-7000	Date 8-13-10
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 30%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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., F/K/A 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 THIRD STREET**

MIFFLINVILLE, PA 18631

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

8-13-10

**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 SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

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

Expiration date

Court Number  
2008-CV-666

FRANCIS G. MCGADY  
BETH ANN MCGADY

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

## SERVE

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 THIRD STREET**

AT

MIFFLINVILLE, PA 18631

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, 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.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
 ADDRESS: John F. Kennedy — Defendant  
 One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
 Philadelphia, PA 19103-1814

Telephone Number

Date \_\_\_\_\_

(215)563-7000

5-13-10

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

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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., F/K/A NORWEST MORTGAGE, INC.	Expiration date
-------------------------------------------------------------------------------------------------------------	-----------------

Defendant FRANCIS G. MCGADY BETH ANN MCGADY	Court Number 2008-CV-666
---------------------------------------------------	-----------------------------

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>BETH ANN MCGADY</b>
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>218 WEST THIRD STREET</b> <b>MIFFLINVILLE, PA 18631</b>

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

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff <i>[Signature]</i>	Telephone Number (215)563-7000	Date 8-13-10
---------------------------------------------------------------------------------------------------------------------	-----------------------------------	-----------------

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	PLAINTIFF
-------------------------------------------------------------------------------------------------------------------------	-----------

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

### 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

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Plaintiff WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	Expiration date  Court Number 2008-CV-666
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Defendant FRANCIS G. MCGADY BETH ANN MCGADY	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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**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 THIRD STREET

MIFFLINVILLE, PA 18631

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Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff <i>[Signature]</i>	Telephone Number (215)563-7000	Date 8-13-10
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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PLAINTIFF	Court Number
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**RETURNED:**

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table style="width: 100%;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/260

CHECK NO  
990829

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/12/2010	*****1,350.00

Void after 180 days

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

*Thomas S. Hallinan*

⑈990829⑈ ⑆036001808⑆36 150866 6⑈