

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. JAMES & Elizabeth Broadour
 NO. 13-10 ED NO. 274-10 JD DATE/TIME OF SALE Aug. 4 09:30

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>56.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>17.00</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>27.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>511.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>877.34</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1097.34</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>1.1</u>
SCHOOL DIST. 20		\$ <u>1009.85</u>
DELINQUENT 20		\$ <u>5.00</u>
TOTAL *****		\$ <u>1009.85</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>541.00</u>
WATER 20		\$ <u>0.00</u>
TOTAL *****		\$ <u>541.00</u>

SURCHARGE FEE (DSTE)		\$ <u>103.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$3324.79

SHERIFF'S REAL ESTATE FINAL COST SHEET

Revised

PHELA J. HALLINAN & SCHMIEG, LLC

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

August 6, 2010

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

Re: James R. Brodeur & Elizabeth A. Brodeur
259 Apple Avenue
Bloomsburg, PA 17815
No. 2010-274

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as
"attorney-on-the-writ," please issue the Sheriff Deed into Wells Fargo Bank, N.A., 3476 Stateview
Blvd., Fort Mill SC29715.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed
envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 230417

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

ORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name **PIELAN HALLINAN & SCHMIEG, LLP** Telephone Number: **Suite 1400**

Area Code (215) 563-7000

Street Address **One Penn Center at Suburban Station,** City **Philadelphia** State **PA** Zip Code **19103**

1617 JFK Blvd.

B. TRANSFER DATA

C. Date of Acceptance of Document

August 6, 2010

Grantor(s)/Lessor(s) **Office of the Sheriff** Grantee(s)/Lessee(s) **WELLS FARGO BANK, N.A.**

Street Address **Columbia County Courthouse** Street Address **3476 Stateview Blvd.**

City **Bloomsburg** State **PA** Zip Code **17815** City **Fort Mill** State **SC** Zip Code **29715**

C. REAL ESTATE LOCATION

Street Address **259 Apple Avenue, Bloomsburg, PA 17815** City, Township, Borough **Hemlock Township**

County **COLUMBIA** School District **Hemlock Township** Tax Parcel Number **18-01A-124-00,000**

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y = N

1. Actual Cash Consideration **\$3,385.19** 2. Other Consideration **+ -0-** 3. Total Consideration **= \$3,385.19**

4. County Assessed Value **\$26,796.00** 5. Common Level Ratio Factor **x 3.69** 6. Fair Market Value **= \$80,388.00**

F. EXEMPTION DATA

1a. Amount of Exemption Claimed **100%** 1b. Percentage of Interest Conveyed **100%** 1c. Percentage of Grantor's Interest Conveyed **100 %**

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession (Name of Decedent) (Estate File Number)

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust, Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the Commonwealth, the U.S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(if condemnation or in lieu of condemnation, attach a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment)

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☐ Other (Please explain exemption claimed, if other than listed above)

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

Signature of Correspondent or Responsible Party **Nora M. Ferrer** Date: **August 6, 2010**

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
08/17/2010 992332

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
992332	000200071	08/17/2010		230417	2,041.89	0.00	2,041.89
NMF [230417] 0067013896 BRODEUR, JAMES							
13							2,041.89

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
992332

KEG 08/17/2010

DATE	AMOUNT
08/17/2010	*****2,041.89

Void after 180 days

Pay TWO THOUSAND FORTY ONE AND 89/100 DOLLARS

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

Francis S. Hallinan

NOTED
08/18/2010
Clerk



Date Produced: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2024. Our records indicate that this item was delivered on 05/21/2010 at 11:33 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below

Signature of Recipient:

Delivery Section
Karen Murphy

Address of Recipient:

1000 LIBERTY AVE - RS

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2048. Our records indicate that this item was delivered on 05/17/2010 at 01:46 p.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan McPender
Susan McPender

Address of Recipient:

P.O. 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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 2055. Our records indicate that this item was delivered on 05/17/2010 at 09:54 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 Mahan". The signature is written in a cursive style with a large initial "J".

Address of Recipient:

Handwritten address information in black ink, including "Harrisburg, PA" and "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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2093. Our records indicate that this item was delivered on 05/17/2010 at 11:02 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery location
to
d
[Handwritten signature]

Address of Recipient:

to
d
[Handwritten address: 150 1st Ave. Ste 1001]

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 2109. Our records indicate that this item was delivered on 05/17/2010 at 08:46 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
Appeals
Adverts

Address of Recipient:

1601 M Kn

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.

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2010 ED AND CIVIL WRIT NO. 274 OF 2010 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 tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Apple Avenue, 210 feet West of the Northwest corner of Apple Avenue and Ferncliff Road; Thence along the Northern side of Apple Avenue, South 62 degrees West, 30 feet to the Southeast corner of Lot No. 33; Thence along the Eastern line of Lot No. 33, North 28 degrees West, 115.3 feet to the South side of Blossom Alley; Thence along the South side of Blossom Alley, North 69 degrees 25 minutes East, 30.75 feet to a point; Thence South 28 degrees East, 119.5 feet to the Northern side of Apple Avenue, the place of Beginning. Being one-half of Lot No. 32 as surveyed from the farm of E. Agnes Diehl by John T. Church, R. S. February 8 and March 29, 1949.

This Deed is made under and subject to the restrictions that no improvements shall be erected upon the service of the lot within an area 20 feet from the Northern line of Apple Avenue.

TITLE TO SAID PREMISES IS VESTED IN James R. Brodeur and Elizabeth A. Brodeur, son and mother, by Deed from Jean Kester, widow, dated 07/11/2006, recorded 07/20/2006 in Instrument Number 200607302.

Premises being: 259 Apple Avenue, Bloomsburg, PA 17815-8346

Tax Parcel # 18-01A-124-00-000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

} SS

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 , County of Columbia and State of Pennsylvania, and was h, 1902, and has been published daily, continuously in said day and on the attached notice July 14, 21, 28, 2010 as ant is one of the officers or publisher or designated agent of pspaper in which legal advertisement was published; that prise is interested in the subject matter of said notice and lilegations in the foregoing statement as to time, place, and

are me this 28th day of July, 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
to \$.....for publishing the foregoing notice, and the
aid in full.

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX – 570-784-1425



Fax

To: Tim Chamberlain	From: Garey Bittenbender
Fax:	Pages: 1
Phone:	Date: July 21, 2010
Re: James & Elizabeth Broudeur	CC:
259 Apple Ave. Bloomsburg, PA	

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

● **Comments:** The current amount due for the sale dated August 8, 2010 is **\$541.00.**

Please let me know if you have any questions.

Garey Bittenbender

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

STEPHEN AMES
Legal Assistant, 1244

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2010-CV-274

Re: WELLS FARGO BANK, N.A. VS. JAMES R. BRODEUR, and ELIZABETH A. BRODEUR
No. 2010-CV-274
No. 2010-ED-73

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 08/04/2010 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:
STEPHEN AMES, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR
Defendant(s)

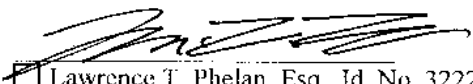
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-274
: No. 2010-ED-73

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".


☐ 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: 7/2/10

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

JSC
JOT/HOS

SALE

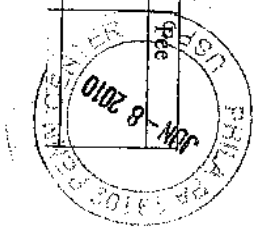
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 259 APPLE AVENUE BLOOMSBURG, PA 17815-8346	
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
4	****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue 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 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222	
8		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
14			
15			
RE: JAMES R. BRODEUR (COLUMBIA) TEAM 3 PHS# 230417			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

8/4/10

9:36 am



UNITED STATES POSTAGE
02 1M
0004277256
MAILED FROM ZIP CODE 19103
\$ 03.360
JUN 08 2010



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 \$900. R990 S913 and S921 for limitations of coverage.

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHS # 230417

DEFENDANT
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

SERVICE TEAM/Jas

COURT NO.: 2010-CV-274

SERVE ELIZABETH A. BRODEUR AT:
259 APPLE AVENUE
BLOOMSBURG, PA 17815-8346

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 08/04/2010

SERVED

Served and made known to ELIZABETH A. BRODEUR, Defendant on the 1ST day of JUNE, 20 10, at 6:025:150, o'clock P. M., at 238 IRON ST, BLOOMSBURG, PA *, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 70 Height 5'0" Weight 160 Race W Sex F Other _____.

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

Sworn to and subscribed
before me this 1ST day
of JUNE, 2010.

* PER JAMES BRODEUR: DEFENDANT RESIDES @
238 IRON ST.
BLOOMSBURG, PA

Notary: _____

By: _____

Ronald Moll
NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By: _____

Notary: _____

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

ATTORNEY FOR PLAINTIFF

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. 91337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Molenby, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Filakos, Esq., Id. No. 94620
Joshua L. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHIS # 230417

DEFENDANT
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

SERVICE TEAM/ las

COURT NO.: 2010-CV-274

SERVE JAMES R. BRODEUR AT:
259 APPLE AVENUE
BLOOMSBURG, PA 17815-8346

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 08/04/2010

SERVED

Served and made known to JAMES R. BRODEUR Defendant on the 1ST day of JUNE, 20 10, at 5:50 o'clock P. M., at 259 APPLE AVE, BLOOMSBURG, PA, in the manner described below:

☒ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 30^S Height 5'7" Weight 160 Race W Sex M Other _____

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

Sworn to and subscribed
before me this 1ST day
of JUNE, 2010.

Notary: _____

By: _____

Ronald Moll

NOT SERVED

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By: _____

Notary: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michelle M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Joanne R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93357
Vivick Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew J. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Flunkos, Esq., Id. No. 94620
Joshua J. Goldman, Esq., Id. No. 205047
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

19

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK NA

VS.

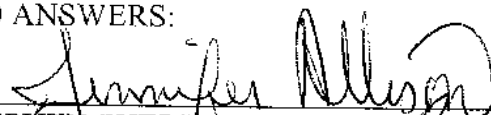
JAMES & ELIZABETH BRODEUR

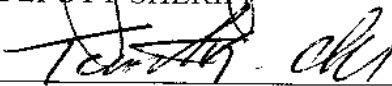
WRIT OF EXECUTION #73 OF 2010 ED

POSTING OF PROPERTY

JULY 1, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES & ELIZABETH BRODEUR AT 259 APPLE AVE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

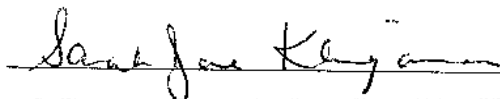
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 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.

Docket # 73ED2010

VS

MORTGAGE FORECLOSURE

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 14, 2010, AT 9:39 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAMES BRODEUR AT 259 APPLE AVENUE, BLOOMSBURG BY HANDING TO JAMES BRODEUR, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MAY 14, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain
SHERIFF TIMOTHY T. CHAMBERLAIN

X Jennifer Allison
J. ALLISON
DEPUTY SHERIFF

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.

Docket # 73ED2010

VS


MORTGAGE FORECLOSURE

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

AFFIDAVIT OF SERVICE

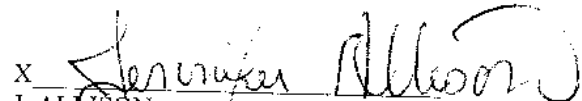
NOW, THIS FRIDAY, MAY 14, 2010, AT 9:39 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ELIZABETH BRODEUR AT 259 APPLE AVENUE, BLOOMSBURG BY HANDING TO JAMES BRODEUR, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MAY 14, 2010


NOTARY PUBLIC

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
J. ALLISON
DEPUTY SHERIFF

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

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
	:	
JAMES R. BRODEUR	:	COLUMBIA County
ELIZABETH A. BRODEUR	:	
	:	No. 2010-CV-274
	:	
Defendants	:	

ORDER

AND NOW, this 16 day of June, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$122,356.00
Interest Through August 4, 2010	\$7,827.97
Per Diem \$23.37	
Late Charges	\$188.74
Legal fees	\$650.00
Cost of Suit and Title	\$1,010.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$105.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$229.84

TOTAL

\$132,367.55

Plus interest from August 4, 2010 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT


J.

10/10/10

10/10/10

10/10/10

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

REAL ESTATE TAX CERTIFICATION

Date: 05/17/2010

Fee: \$5.00

Cert. NO: 8033

BRODEUR JAMES R & ELIZABETH A
259 APPLE AVE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20060 -7302
Location: 259 APPLE AVE
Parcel Id:18 -01A-124-00,000

Assessment: 26,796
Balances as of 05/17/2010

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MAORSEH COLE

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-14-10 TIME 1335 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. Cullen

DATE 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 5/8/2010

SERVICE# 3 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

259 APPLE AVENUE

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON James Brodeur

RELATIONSHIP owner of house IDENTIFICATION _____

DATE 5-14-10 TIME 0908 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 5/8/2010

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JAMES BRODEUR
238 IRON STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON James Brodeur

RELATIONSHIP defendent IDENTIFICATION _____

DATE 5-14-10 TIME 0939 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) 259 Apple Ave - living at
Bloomsburg, PA

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J Allison DATE 5-14-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 5/8/2010

SERVICE# 2 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ELIZABETH BRODEUR
238 IRON STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON James Brodeur

RELATIONSHIP husband IDENTIFICATION _____

DATE 5-14-10 TIME 0939 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) 259 Apple Ave - living @
Bloomsburg, PA

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J Allison DATE 5-14-10

2010 County / Township Pair

Tax Notice 2010 County & Municipality
HEMLOCK TWP
MAKE CHECKS PAYABLE TO:
Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6P
JUNE 22, 24, 29: 1 PM TO 6 PM
OR BY APPOINTMENT
PHONE: 570-784-9310

FOR: COLUMBIA County			DATE 03/01/2010	BILL NO. 19275	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	26,796	6.146	161.40	164.69	181.16
SINKING		1.345	35.32	36.04	39.64
FIRE		1	26.26	26.80	29.48
TWP RE		3.75	98.48	100.49	110.54
WATER		.00022	5.78	5.90	6.49
The discount & penalty have been calculated for your convenience			327.24	333.92	367.31
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BRODEUR JAMES R & ELIZABETH A
259 APPLE AVE
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 18-01A-124-00,000		
259 APPLE AVE		
.5971 Acres		
	Land	5,202
	Buildings	21,594
	Total Assessment	26,796

This tax returned to courthouse on: January 1, 2011

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

2010 School Tax Due

BLOOMSBURG SCHOOL DISTRICT		2010 SCHOOL REAL ESTATE DATE 07/01/2010 BILL# 004330 TAXCOLLECTOR COPY					
HEMLOCK TWP MAKE CHECKS PAYABLE TO: DENISE D. OTTAVIANI 116 FROSTY VALLEY ROAD BLOOMSBURG, PA 17815		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
		Real Estate	26796	37.500	984.75	1004.85	1105.34
INSTALLMENT PLAN		ASSESSED VALUE	26796	1004.85	984.75	1004.85	1105.34
<input type="checkbox"/> First Installment	334.95	TAXABLE ASSESSMENT			IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31
<input type="checkbox"/> Second Installment	334.95						
<input type="checkbox"/> Third Installment	334.95						
					SCHOOL PENALTY @ 10%		

M
A BRODEUR JAMES R & ELIZABETH A
I 259 APPLE AVE
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	
PARCEL 18 01A12400000	
259 APPLE AVE	5202.00
20060-7302	21594.00
0.60 ACRES	

ACCT. 16502
THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2011

NAME AND ADDRESS CORRECTION REQUESTED

Tim You may want to collect the fare or Penalty amount and I will refund the difference if need be. - Denise 6/29/10

WELLS FARGO BANK, N.A.

VS.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

Defendant(s) : 73Ed2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES R. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

ELIZABETH A. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

****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 **259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346** is scheduled to be sold at the Sheriff's Sale on August 4, 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 **\$128,929.83** obtained by **WELLS FARGO BANK, N.A.** (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.**

• 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.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 5/8/2010

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DENISE OTTAVIANI-TAX COLLECTOR

116 FROSTY VALLEY ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Denise Ottaviani

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 5-13-10 TIME 1244 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

5-13-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR

ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 5-13-10 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

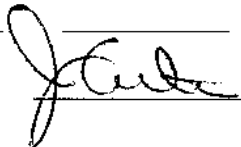
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-13-10

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX – 570-784-1425



Fax

To: Tim Chamberlain	From: Garey Bittenbender
Fax:	Pages: 1
Phone:	Date: May 13, 2010
Re: JD# 274JD2010	CC:
Broudeur	

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

● **Comments:**

As of the date of the Sale the amount due to HMSC will be: \$467.00.
Please advise if you have any questions.

Garey

Document Receipt

Trans # 22921 Carrier / service: POST 2PM 5/13/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000002109

Doc Ref #: 73ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 22920 Carrier / service: POST 2PM 5/13/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000002093

Doc Ref #: 73ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22919 Carrier / service: POST 2PM 5/13/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000002086

Doc Ref #: 73ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22918 Carrier / service: POST 2PM 5/13/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000002079

DEPARTMENT 281230

Doc Ref #: 73ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 22917 Carrier / service: POST 2PM 5/13/2010

Ship to: 22917

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000002062

Doc Ref #: 73ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22916 Carrier / service: POST 2PM 5/13/2010

Ship to: 22916

COMMONWEALTH OF PA

STRAWBERRY SQUARE, 6TH FLOOR

Tracking #: 9171924291001000002055

Doc Ref #: 73ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 22915 Carrier / service: POST 2PM 5/13/2010

Ship to: 22915

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000002048

Doc Ref #: 73ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 22914 Carrier / service: POST 2PM 5/13/2010

Ship to: 22914

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000002031

Doc Ref #: 73ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22913 Carrier / service: POST 2PM 5/13/2010

Ship to: 22913

US INTERNAL REVENUE

1001 LIBERTY AVENUE

Tracking #: 9171924291001000002024

Doc Ref #: 73ED2010

PITTSBURGH PA 15222

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 5/8/2010

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 73ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT JAMES R. BRODEUR
ELIZABETH A. BRODEUR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

HEMLOCK SEWER

C/O GAREY BITTENBENDER

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

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) 784-6700

Thursday, May 13, 2010

HEMLOCK SEWER
C/O GAREY BITTENBENDER
BLOOMSBURG, PA 17815-

WELLS FARGO BANK, N.A.
VS
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

DOCKET # 73ED2010

JD # 274JD2010

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.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2010-CV-274
:
: COLUMBIA COUNTY
:
Defendant(s) : 73Ed2010

vs.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES R. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

ELIZABETH A. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

****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 **259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346** is scheduled to be sold at the Sheriff's Sale on August 4, 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 **\$128,929.83** obtained by **WELLS FARGO BANK, N.A.** (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 tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the North side of Apple Avenue, 210 feet West of the Northwest corner of Apple Avenue and Ferncliff Road; Thence along the Northern side of Apple Avenue, South 62 degrees West, 30 feet to the Southeast corner of Lot No. 33; Thence along the Eastern line of Lot No. 33, North 28 degrees West, 115.3 feet to the South side of Blossom Alley; Thence along the South side of Blossom Alley, North 69 degrees 25 minutes East, 30.75 feet to a point; Thence South 28 degrees East, 119.5 feet to the Northern side of Apple Avenue, the place of Beginning. Being one-half of Lot No. 32 as surveyed from the farm of E. Agnes Diehl by John T. Church, R. S. February 8 and March 29, 1949.

This Deed is made under and subject to the restrictions that no improvements shall be erected upon the service of the lot within an area 20 feet from the Northern line of Apple Avenue.

TITLE TO SAID PREMISES IS VESTED IN James R. Brodeur and Elizabeth A. Brodeur, son and mother, by Deed from Jean Kester, widow, dated 07/11/2006, recorded 07/20/2006 in Instrument Number 200607302.

Premises being: 259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Tax Parcel # 18-01A-124-00-000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-274

WELLS FARGO BANK, N.A.

vs.

JAMES R. BRODEUR

ELIZABETH A. BRODEUR

owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County,
Pennsylvania, being

(Municipality)

259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Parcel No. 18-01A-124-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,929.83

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

REAL ESTATE OUTLINE

ED # 73-10

DATE RECEIVED 5-2-10
DOCKET AND INDEX 5-13-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>944441</u>

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

SALE DATE Aug. 2, 10 TIME 0930
POSTING DATE Sept. 29, 10
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 3
2ND WEEK 2
3RD WEEK 28, 10

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 73 OF 2010 ED AND CIVIL WRIT NO. 274 OF 2010 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 tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Apple Avenue, 210 feet West of the Northwest corner of Apple Avenue and Ferneliff Road; Thence along the Northern side of Apple Avenue, South 62 degrees West, 30 feet to the Southeast corner of Lot No. 33; Thence along the Eastern line of Lot No. 33, North 28 degrees West, 115.3 feet to the South side of Blossom Alley; Thence along the South side of Blossom Alley, North 69 degrees 25 minutes East, 30.75 feet to a point; Thence South 28 degrees East, 119.5 feet to the Northern side of Apple Avenue, the place of Beginning, Being one-half of Lot No. 32 as surveyed from the farm of E. Agnes Diehl by John T. Church, R. S. February 8 and March 29, 1949.

This Deed is made under and subject to the restrictions that no improvements shall be erected upon the service of the lot within an area 20 feet from the Northern line of Apple Avenue.

TITLE TO SAID PREMISES IS VESTED IN James R. Brodeur and Elizabeth A. Brodeur, son and mother, by Deed from Jean Kester, widow, dated 07/11/2006, recorded 07/20/2006 in Instrument Number 200607302.

Premises being: 259 Apple Avenue, Bloomsburg, PA 17815-8346

Tax Parcel # 18-01A-124-00-000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale 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 a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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.sheriffofcolumbiacounty.com

WELLS FARGO BANK, N.A.

Plaintiff

v.

JAMES R. BRODEUR

ELIZABETH A. BRODEUR

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2010-CV-274**

:

: **COLUMBIA COUNTY**

13-10

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., 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 **259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346**.

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

Name

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

JAMES R. BRODEUR

**238 IRON STREET
BLOOMSBURG, PA 17815**

ELIZABETH A. BRODEUR

**238 IRON STREET
BLOOMSBURG, PA 17815**

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)

None.

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)

None.

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

Name

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

None.

7. Name and address of every other person or 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

**259 APPLE AVENUE
BLOOMSBURG, PA 17815-8346**

**UNITED STATES INTERNAL REVENUE
SPECIAL PROCEDURES BRANCH
FEDERATED INVESTORS TOWER**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**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**

**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**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
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.

April 30, 2010

By: _____

Jaime McGuinness

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

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.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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.
JAMES R. BRODEUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
238 IRON STREET BLOOMSBURG, PA 17815

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

____ Defendant

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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.
ELIZABETH A. BRODEUR
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
238 IRON STREET BLOOMSBURG, PA 17815

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

JAMES R. BRODEUR

ELIZABETH A. BRODEUR

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-274 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

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.	Court Number 2010-CV-274
Defendant JAMES R. BRODEUR ELIZABETH A. BRODEUR	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE **AT** {

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE,

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

259 APPLE AVENUE

BLOOMSBURG, PA 17815-8346

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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
--	--	----------

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

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

RETURNED:

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

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.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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.

JAMES R. BRODEUR

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

259 APPLE AVENUE

BLOOMSBURG, PA 17815-8346

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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

JAMES R. BRODEUR

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

259 APPLE AVENUE

BLOOMSBURG, PA 17815-8346

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Sheriff of COLUMBIA County, Penna.

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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.
ELIZABETH A. BRODEUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp, State and Zip Code)
259 APPLE AVENUE

BLOOMSBURG, PA 17815-8346

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-274

Defendant
JAMES R. BRODEUR
ELIZABETH A. BRODEUR

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.

ELIZABETH A. BRODEUR

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

259 APPLE AVENUE

BLOOMSBURG, PA 17815-8346

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 XX Plaintiff
John M. Guinness Defendant

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	<table border="1" style="width: 100%; border-collapse: collapse;"> <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 _____							

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO. 2010-CV-274

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAMES R. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

ELIZABETH A. BRODEUR
238 IRON STREET
BLOOMSBURG, PA 17815

****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 **259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346** 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 **\$128,929.83** obtained by **WELLS FARGO BANK, N.A.** (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 tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows;

BEGINNING at a point on the North side of Apple Avenue, 210 feet West of the Northwest corner of Apple Avenue and Ferncliff Road; Thence along the Northern side of Apple Avenue, South 62 degrees West, 30 feet to the Southeast corner of Lot No. 33; Thence along the Eastern line of Lot No. 33, North 28 degrees West, 115.3 feet to the South side of Blossom Alley; Thence along the South side of Blossom Alley, North 69 degrees 25 minutes East, 30.75 feet to a point; Thence South 28 degrees East, 119.5 feet to the Northern side of Apple Avenue, the place of Beginning. Being one-half of Lot No. 32 as surveyed from the farm of E. Agnes Diehl by John T. Church, R. S. February 8 and March 29, 1949.

This Deed is made under and subject to the restrictions that no improvements shall be erected upon the service of the lot within an area 20 feet from the Northern line of Apple Avenue.

TITLE TO SAID PREMISES IS VESTED IN James R. Brodeur and Elizabeth A. Brodeur, son and mother, by Deed from Jean Kester, widow, dated 07/11/2006, recorded 07/20/2006 in Instrument Number 200607302.

Premises being: 259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Tax Parcel # 18-01A-124-00-000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-274

WELLS FARGO BANK, N.A.

vs.

JAMES R. BRODEUR

ELIZABETH A. BRODEUR

**owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County,
Pennsylvania, being**

(Municipality)

259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Parcel No. 18-01A-124-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,929.83

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows;

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Premises being: 259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Tax Parcel # 18-01A-124-00-000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-274

WELLS FARGO BANK, N.A.

vs.

JAMES R. BRODEUR

ELIZABETH A. BRODEUR

**owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County,
Pennsylvania, being**

(Municipality)

259 APPLE AVENUE, BLOOMSBURG, PA 17815-8346

Parcel No. 18-01A-124-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,929.83

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FOF CLOSURE)
Pa.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

COURT OF COMMON PLEAS

CIVIL DIVISION

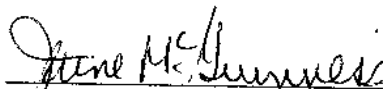
NO. 2010-CV-274

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$128,929.83
Additional Fees and Costs	\$1,610.00
Interest from 04/15/2010 to Date of Sale	\$_____ and costs.
@ \$21.49 Per diem	



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

Note: Please attach description of Property.

PHS # 230417

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

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-274**
:
: **COLUMBIA COUNTY**
:
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled

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

By: Jaime McGuinness
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
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- ☐ 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 Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No. 2010-CV-274**
:

vs.

JAMES R. BRODEUR
ELIZABETH A. BRODEUR

VERIFICATION OF NON-MILITARY SERVICE

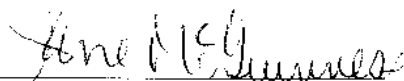
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 JAMES R. BRODEUR is over 18 years of age and resides at 238 IRON STREET, BLOOMSBURG, PA 17815

(c) that defendant ELIZABETH A. BRODEUR is over 18 years of age and resides at 238 IRON STREET, BLOOMSBURG, PA 17815

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
944441

AMOUNT

DATE	AMOUNT
04/30/2010	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

⑈944441⑈ ⑆036001808⑆36 150866 6⑈