

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
JOHN M MCHENRY
CATHY MCHENRY

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, September 14, 20

Writ of Execution No. : 2010CV2312

Advance Sheriff Costs: 1,350.00

Location of the real estate: 232 EAST 9TH STREET, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	270.00
Poundage	1,147.32
Advertising Sale Bills & Copies	17.50
Surcharge	190.00
Advertising Sale (Newspaper)	15.00
Web Posting	100.00
Notary Fee	15.00
Mailing Costs	66.00
Copies	9.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,958.82

Municipal Costs

Delinquent Taxes	5.00
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Total Municipal Costs 5.00

Grand Total: 1,963.82

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Columbia County Sheriff, Bloomsburg, PA

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
1103564

2010-CV-2312

Pay SIX HUNDRED THIRTEEN AND 82/100 DOLLARS

DATE	AMOUNT
08/04/2011	*****613.82

378 08042011

Void after 180 days

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

Travis S. Hallinan

⑈1103564⑈ ⑆036001808⑆36 150866 6⑈

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

July 6, 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 WELLS FARGO HOME MORTGAGE,
INC. v.
JOHN M. MCHENRY and CATHY MCHENRY
232 EAST 9TH STREET BERWICK, PA 18603-3114
No.: 2010-CV-2312

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for September 14, 2011 due to the following: Account Paid Off.

\$57,365.75 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

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Partick Wirt

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: July 8, 2011

Re: McHenry foreclosure

CC:

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

● **Comments:** I received your stay. A cost sheet is attached showing a balance due of \$613.82.

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Phelan Hallinan & Schmieg, LLP**

Law Offices
DICKSON, GORDNER and HESS
208 EAST SECOND STREET
BERWICK, PA 18603-4804
(570) 759-9814

David C. Dickson, Jr.
John R. Gordner
Brenda R. Hess

Fax – 570-759-9845
www.berwicklaw.com

June 30, 2011

Columbia County Sheriff
PO Box 380
Bloomsburg PA 17815

In re: Cathy and John M. McHenry
232 E 9th Street, Berwick PA 18603

Dear Sirs:


Please be advised that the above referenced property, which is currently in foreclosure proceedings, as been sold and the outstanding mortgage has been paid in full.

For your reference I have enclosed the following: 1. a copy of the HUD-1 settlement statement showing the payoff to Wells Fargo; 2. a copy of our payoff remittance letter to Phelan Hallinan & Schmieg; 3. a copy of the payoff letter and statement from Phelan Hallinan & Schmieg indicating the amount due to pay the loan in full; and 4. a copy of the deed transferring the property from the McHenrys to the new owner.

You should be getting instructions from Phelan Hallinan & Schmieg to discontinue any further action with regard to this matter. Please call me if you have any questions.

Thank you.

Very truly yours,


Nancy K. Jacobsen
Paralegal/Title Insurance Agent

NKJ/ale
Enclosures



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

X

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.	6. File Number: CROUSE-H3608	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.o)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Randy Crouse 543 Green Street, Berwick, PA 18603	E. Name & Address of Seller: Cathy McHenry, John M. McHenry 232 East Ninth Street, Berwick, PA 18603	F. Name & Address of Lender: First Columbia Bank & Trust Co. PO BOX 240, Bloomsburg PA 17815
G. Property Location: 232 East Ninth Street Berwick, PA 18603 Berwick Borough	H. Settlement Agent: Dickson, Gordon and Hess 208 East Second Street, Berwick, PA 18603 Telephone: 570-759-9814 Fax: 570-759-9845 Place of Settlement: 208 East Second Street, Berwick, PA 18603	I. Settlement Date: 06/30/2011 Disbursement Date: 06/30/2011 TitleExpress Printed 06/30/2011 at 9:49 am by NKJ

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	66,060.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	5,588.62
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes 06/30/2011 to 12/31/2011	218.00
108. School Property Tax 06/30/2011 to 06/30/2011	1.98
109.	
110.	
111.	
112. Sewer 06/30/2011 to 06/30/2011	0.96
120. Gross Amount Due from Borrower	71,869.56
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	500.00
202. Principal amount of new loan(s)	68,372.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Assist	3,963.00
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. School Property Tax to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	72,835.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	71,869.56
302. Less amounts paid by/for borrower (line 220)	72,835.00
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	965.44

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	66,060.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes 06/30/2011 to 12/31/2011	218.00
408. School Property Tax 06/30/2011 to 06/30/2011	1.98
409.	
410.	
411.	
412. Sewer 06/30/2011 to 06/30/2011	0.96
420. Gross Amount Due to Seller	66,280.94
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	4,794.27
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan to Wells Fargo Home Mortgage Inc.	57,365.75
505. Payoff of second mortgage loan	
506.	
507.	
508. Seller Assist	3,963.00
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. School Property Tax to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	66,123.02
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	66,280.94
602. Less reductions in amount due seller (line 520)	66,123.02
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	157.92

This public reporting standard for this collection of information is mandated at 35 minutes per response for completing, reviewing, and reporting the form. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured. This disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Law Offices
DICKSON, GORDNER AND HESS
208 EAST SECOND STREET
BERWICK, PA 18603-4804

(570) 759-9814

David C. Dickson, Jr.
John R. Gordner
Brenda R. Hess

Fax - 570-759-9845
nancy@berwicklaw.com

June 30, 2011

PHELAN HALLINAN & SCHMIEG LLP
ATTN FORECLOSURE RESOLUTION DEPT
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia PA 19103

IN RE: Loan No.: 0040035263
Borrower: John M. and Cathy McHenry
Property Address: 232 E 9th Street, Berwick, PA 18603

TO PAYOFF DEPARTMENT:

Enclosed please find this Company's check number _____ in the amount of \$57,365.75 in full payment of the above referenced account.

*****Based on your Payoff Statement, the mortgagors are requesting an accounting of the monies designated as "Escrow Advance" and further, they are requesting that should you receive a refund of any unearned costs, please forward said refund to the mortgagors at PO Box 94, Berwick, PA 18603.*****

YOU ARE HEREBY DIRECTED TO CLOSE THE ACCOUNT IMMEDIATELY.

This payment is being made and we are insuring title in reliance upon your satisfying your mortgage of record and discontinuing the current foreclosure action.

Below you will find your mortgagor's irrevocable authorization to close this account.

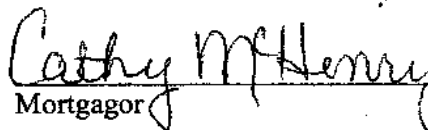


Nancy K. Jacobsen, Title Agent
Dickson, Gordner & Hess

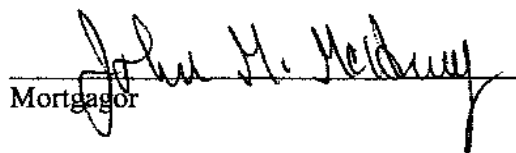
Dear Mortgagee:

Please accept this as our irrevocable authorization to close our account as above referenced. Payment for the full amount due is enclosed. Please have the mortgage which secures this loan satisfied of record and discontinue the current foreclosure action.

We understand that this is an irrevocable request to close the account.



Mortgagor



Mortgagor



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Phone 215-563-7000
Fax (215) 215-568-7616
Email: FCResolution@fedphe.com

Foreclosure Resolution Department

Representing Lenders in
Pennsylvania & New Jersey

June 29, 2011

Re: WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v.
JOHN M. MCHENRY and CATHY MCHENRY
232 EAST 9TH STREET
BERWICK, PA 18603-3114
Loan #: 0040035263

To Whom It May Concern:

In accordance with your recent request, please find a payoff figure in the amount of \$57,365.75, which is the amount needed to satisfy the above account with WELLS FARGO BANK, N.A.. Funds must be received in our office by July 1, 2011 in order to process and forward to our client.

Upon submitting payment, please note the following:

- **Personal checks will not be accepted.** Certified funds purchased from a bank and money orders. Title company and attorney escrow accounts checks, are also acceptable.
- **All checks must be made payable to the mortgage company stated above**, and forwarded to Phelan Hallinan & Schmieg, LLP.
- Include account number on the check for proper identification.
- **It is possible that additional expenditures may be incurred by either the mortgage company or this firm in the interim period between the time these figures are generated and the time monies are tendered. In this event, only the FULL monies will be accepted. Acceptance of the funds is contingent upon a complete review by our client.**

If you should have any questions, please feel free to contact our office.

Sincerely,

Phelan Hallinan & Schmieg, LLP
Foreclosure Resolution Department

Phelan Hallinan & Schmieg, LLP is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have 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.

As of the date of this communication, you owe the amount specified. Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check, in which event we will inform you before depositing the check for collection. For further information, write the undersigned or call 215-563-7000 and ask for the Reinstatement Department.



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 Phone 215-563-7000
 Fax (215) 215-568-7616
 Email: FCRResolution@fedphe.com

Representing Lenders in
 Pennsylvania & New Jersey

Payoff Figure

NAME:	JOHN M. MCHENRY and CATHY MCHENRY	ACCT.	0040035263
DATE:	June 29, 2011	Good Through:	July 1, 2011

Principal Balance	\$48,985.63
Interest Due	\$3,061.55
PMI/MIP	\$187.74
Escrow Advance	\$1,757.30
Escrow Balance	\$0.00
Late Charges	\$49.53
Recording Fee	\$42.00
Property Preservation	\$0.00
Property Inspections	\$155.00
BPO	\$85.00
Prepayment Penalty	\$0.00
Suspense Credit	\$0.00
Sheriff Commission	\$0.00
Prothonotary of COLUMBIA County Costs	\$162.00
Sheriff of COLUMBIA County Costs	\$1,450.00
Additional Foreclosure Costs	\$130.00
Attorney Fees	\$1,300.00
Corporate Advance	\$0.00
Insufficient Funds	\$0.00
TOTAL	\$57,365.75

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As of the date of this communication, you owe the amount specified. Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check, in which event we will inform you before depositing the check for collection. For further information, write the undersigned or call 215-563-7000 and ask for the Reinstatement Department.

This Deed, made the 30th day of June, 2011,

Between

**CATHY McHENRY and JOHN M. McHENRY, her husband,
of 232 East Ninth Street, Berwick, PA 18603**

(hereinafter called the Grantors), of the one part, and

**RANDY CROUSE ,
of 543 Green Street, Berwick, PA 18603**

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Sixty Six Thousand Sixty Dollars 00/100 (\$66,060.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

All that certain piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning. Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's Addition to the Borough of Berwick. Having thereon erected a dwelling house known as 232 East Ninth Street, Berwick, Pennsylvania

BEING the same premises conveyed by FNB Bank, N.A. to Cathy McHenry and John M. McHenry, her husband, by deed dated April 15, 2004 and recorded in the Columbia County Recorder of Deeds Office on April 26, 2004 as Instrument No. 200404302.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and

remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

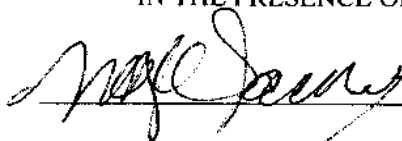
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

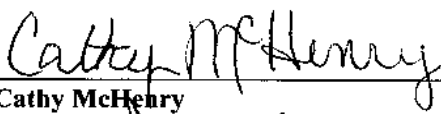
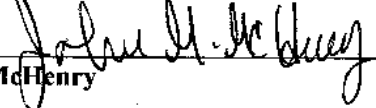
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Specially Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:



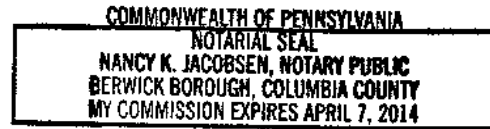
 {SEAL}
Cathy McHenry
 {SEAL}
John M. McHenry

Commonwealth of Pennsylvania } ss
County of Columbia

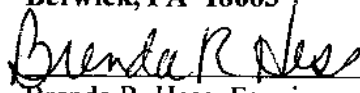

On this the 30th day of June, 2011, before me, the undersigned Notary Public, personally appeared **Cathy McHenry and John M. McHenry, her husband**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal


Notary Public
My commission expires _____



The address of the above-named Grantee is:
232 East Ninth Street
Berwick, PA 18603


Brenda R. Hess, Esquire,
Attorney for Grantee. 

DEED PREPARED BY:
DICKSON, GORDNER AND HESS
208 EAST SECOND STREET
BERWICK, PA 18603
(570) 759-9814

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SHERIFF'S RETURN OF SERVICE

06/27/2011 02:15 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: JOHN M MCHENRY AT HEMLOCK SPRINGS, SHICKSHINNY, PA.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 27, 2011

NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE

2011


JANE B. KLINE, Clerk of the Court
By Com. Ex. 17 Monday in 2012

Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

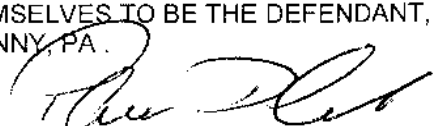


WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

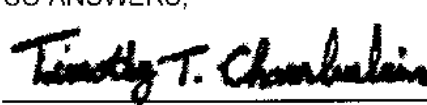
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PAUL D'ANGELO, DEPUTY

SO ANSWERS,

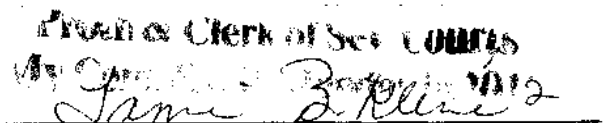

TIMOTHY T. CHAMBERLAIN, SHERIFF

June 27, 2011

NOTARY

Affirmed and subscribed to before me this

27TH day of JUNE, 2011



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS SERVED AT ENTRANCE TO HEMLOCK SPRINGS - SHICKSUNNY VALLEY RD 542-7167		

Serve To:

Name:	CATHY MCHENRY
Primary Address:	710 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	CATHY MCHENRY
Relation:	
Date:	06-24-11
Time:	1415
Deputy:	DANIEL
Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:	06-23-11					
Time:	1105					
Mileage:						
Deputy:	DANIEL					

Service Attempt Notes:

- HOUSE VACANT - CALLED REALTOR - CUE P.O.
-
-
-
-
-

NO EXPIRATION

710 NORTH MARKET STREET, BERWICK, PA 18603

2010CV2312

MCHENRY, CATHY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	710 NORTH MARKET STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	VACANT / POSTED
Relation:	
Date:	06/24/11
Time:	1455
Deputy:	S-3 S-14
Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:	06-23-11					
Time:	1105					
Mileage:						
Deputy:	DANIELLO					

Service Attempt Notes:

- HOUSE VACANT - CALLED REALTOR - CUE - P.O.
-
-
-
-
-

NO EXPIRATION

710 NORTH MARKET STREET, BERWICK, PA 18603

2010CV2312

OCCUPANT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

SERVED AT ENTRANCE TO HEMLOCK SPRINGS &
SHICKSHINNY VALLEY RD.

Serve To:

Name: JOHN M MCHENRY

Primary Address: 710 NORTH MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: JOHN MCHENRY

Relation:

Date: 06-24-11

Time: 12/15

Deputy: DANGELO

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date: 06-23-11

Time: 1105

Mileage:

Deputy: DANGELO

Service Attempt Notes:

1. HOUSE VACANT - CALLED REALTOR - LHK-P.O.

2.

3.

4.

5.

6.

NO EXPIRATION

710 NORTH MARKET STREET, BERWICK, PA 18603

2010CV2312

MCHENRY, JOHN M

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CONNIE GINGHER-TAX COLLECTOR

Primary Address: 1615 LINCOLN AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: CONNIE GINGHER

Relation:

Date: 06.23.11

Time: 1135

Deputy: DANKO

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

NO EXPIRATION

1615 LINCOLN AVE, BERWICK, PA 18603

2010CV2312

CONNIE GINGHER-TAX

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

OR: COLUMBIA County

DATE
03/01/2011BILL NO.
4947

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,921	6.146	119.98	122.43	134.67
SINKING		1.345	26.25	26.79	29.47
FIRE		1.25	24.40	24.90	26.15
LIGHT		1.75	34.16	34.86	36.60
BORO RE		11.1	216.70	221.12	232.18
The discount & penalty have been calculated for your convenience			421.49	430.10	459.07
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MCHENRY CATHY & JOHN M
232 EAST 9TH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-04 -100-00,000
232 E NINTH ST
.0752 Acres Land 2,506
Buildings 17,415
Total Assessment 19,921

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA SCHOOL DISTRICT		2011 SCHOOL REAL ESTATE DATE 07/01/2011 BILL# 002652			TAXPAYER COPY	
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603	DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
	REAL ESTATE	19921	45.0000	703.13	717.48	789.23
HOURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442	ASSESSED VALUE	19921	826.45	703.13	717.48	789.23
	GAMING REVENUE	3997	178.97			
	TAXABLE ASSESSMENT	15924	717.48	Aug. 31	Oct. 31	Nov. 1

HOURS Mon, Tue, Thur, 9:30am-4:00pm
Closed Wednesday and Friday
Closed Holidays
PHONE 570-752-7442

NO REFUNDS UNDER \$5.00

M
A
I
L

T
O

MCHENRY CATHY & JOHN M
232 EAST 9TH STREET
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A04 10000000		4680
232 E NINTH ST	2506.00	
20040-4302	17415.00	
0.08 ACRES		

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BERWICK SEWER

Primary Address: 1108 FREAS AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: GLORIA DOBERSKI

Relation:

Date: 06.23.11 Time: 1145

Deputy: DANIEL MILEAGE:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

NO EXPIRATION

1108 FREAS AVE, BERWICK, PA 18603

2010CV2312

BERWICK SEWER

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

REAL ESTATE TAX CERTIFICATION

Date: 06/23/2011

Fee: \$5.00

Cert. NO: 10415

MCHENRY CATHY & JOHN M
232 EAST 9TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20040 -4302
Location: PART LOT 49
Parcel Id:04A-04 -100-00,000

Assessment: 19,921
Balances as of 06/23/2011

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

NO TAX CLAIM TAXES DUE

By: Shirley Office

Per: Tom Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
JOHN M MCHENRY (et al.)

Case Number
2010CV2312

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: MCHENRY Cole

Relation: CUSTOMER SERVICE

Date: 6-23-11

Time: 1125

Deputy: ARTER

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

NO EXPIRATION

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2010CV2312

DOMESTIC RELATIONS

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

REAL ESTATE TAX CERTIFICATION

Date: 06/23/2011

Fee: \$5.00

Cert. NO: 10415

MCHENRY CATHY & JOHN M
232 EAST 9TH STREET
BERWICK PA 18603

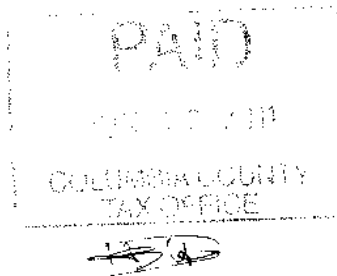
District: BERWICK BORO
Deed: 20040 -4302
Location: PART LOT 49
Parcel Id:04A-04 -100-00,000

Assessment: 19,921
Balances as of 06/23/2011

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

By: _____

Per: _____



Document Receipt

Trans # 28440 Carrier / service: POST 2PM 6/23/2011

Ship to: 28440

WACHOVIA BANK, NATIONAL
ASSOCIATION

PO BOX 8028
2101 NORTH FRONT STREET

HARRISBURG PA 17105

Tracking #: 9171924291001000009467

Doc Ref #: 78ED2011

Document Receipt

Trans # 28441 Carrier / service: POST 2PM 6/23/2011

Ship to: 28441

WACHOVIA BANK, NATIONAL
ASSOCIATION

C/O LEON HALLER, ESQ.
1719 NORTH FRONT STREET

Tracking #: 9171924291001000009474

Doc Ref #: 78ED2011

HARRISBURG PA 17102

Document Receipt

Trans # 28442 Carrier / service: POST 2PM 6/23/2011

Ship to: 28442

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000009481

Doc Ref #: 78ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 28443 Carrier / service: POST 2PM 6/23/2011

Ship to: 28443

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000009498

Doc Ref #: 78ED2011

PITTSBURGH PA 15222

Document Receipt

Trans # 28444 Carrier / service: POST 2PM 6/23/2011

Ship to: 28444

U.S. DEPT OF JUSTICE

PO BOX 11754

228 WALNUT STREET

HARRISBURG PA 17108

Tracking #: 9171924291001000009504

Doc Ref #: 78ED2011

Document Receipt

Trans # 28445 Carrier / service: POST 2PM 6/23/2011

Ship to: 28445

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000009511

Doc Ref #: 78ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 28446 Carrier / service: POST 2PM 6/23/2011

Ship to: 28446

DEPT OF PUBLIC WELFARE

PO BOX 8486

WILLOW OAK BUILDING

HARRISBURG PA 17105

Tracking #: 9171924291001000009528

Doc Ref #: 78ED2011

Document Receipt

Trans # 28447 Carrier / service: POST 2PM 6/23/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000009535

Doc Ref #: 78ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 28448 Carrier / service: POST 2PM 6/23/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009542

Doc Ref #: 78ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 28449 Carrier / service: POST 2PM 6/23/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000009559

Doc Ref #: 78ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 28450 Carrier / service: POST 2PM 6/23/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000009566

Doc Ref #: 78ED2011

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV2312

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 14, 2011
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning.

Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES VESTED IN Cathy McHenry and John M. McHenry, her husband, by Deed from FNB Bank, NA, dated 04/15/2004, recorded 04/26/2004 in Instrument Number 200404302

Premises being: 232 EAST 9TH STREET, BERWICK, PA 18603-3114

Tax Parcel # 04A-04 -100-00,000

PROPERTY ADDRESS: 232 EAST 9TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-1

Seized and taken into execution to be sold as the property of JOHN M MCHENRY, CATHY MCHENRY in suit of WELLS FARGO BANK N.A..

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 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 to either 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 the 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.

Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED _____
DOCKET AND INDEX _____

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# _____

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

SALE DATE	_____	TIME	_____
POSTING DATE	_____		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	_____	
	2 ND WEEK	_____	
	3 RD WEEK	_____	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

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

VS.

JOHN M. MCHENRY
CATHY MCHENRY
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-2312

COLUMBIA COUNTY

2011-ED-78

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: 232 EAST 9TH STREET, BERWICK, PA 18603-3114
(See Legal Description attached)

Amount Due

\$51,339.24

Interest from 02/25/2011 to Date of Sale

\$_____ and costs.

@ \$8.44 per diem

Jami B. Kleue

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

Dated June 10, 2011
(SEAL)

PHS # 256555

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning.

Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES VESTED IN Cathy McHenry and John M. McHenry, her husband, by Deed from FNB Bank, NA, dated 04/15/2004, recorded 04/26/2004 in Instrument Number 200404302

Premises being: 232 EAST 9TH STREET, BERWICK, PA 18603-3114

Tax Parcel # 04A-04 -100-00,000

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Joe Taylor
Legal Assistant, Ext. 1278

Representing Lenders in
Pennsylvania and New Jersey

May 24, 2011

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

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

v.

JOHN M. MCHENRY

CATHY MCHENRY

No.: 2010-CV-2312

Action in Mortgage Foreclosure

Premises: 232 EAST 9TH STREET, BERWICK, PA 18603-3114

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

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

Yours truly,

JOT/ SAS for
Phelan Hallinan & Schmieg, LLP

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., S/B/M WELLS FARGO HOME
MORTGAGE, INC.**
Plaintiff

v.

**JOHN M. MCHENRY
CATHY MCHENRY**
Defendant(s)

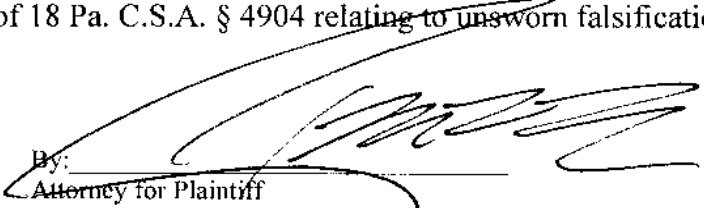
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-2312**
:
: **COLUMBIA COUNTY**
:

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:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) 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: 
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
- ☐ 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
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951
- ☐ Melissa J. Scheiner, Esq., Id. No. 308912

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

Attorney for Plaintiff

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

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-2312**
:

vs.

**JOHN M. MCHENRY
CATHY MCHENRY**

VERIFICATION OF NON-MILITARY SERVICE

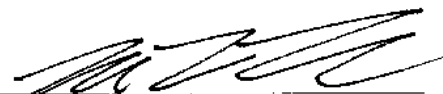
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 JOHN M. MCHENRY is over 18 years of age and resides at 710 NORTH MARKET STREET, BERWICK, PA 18603.

(c) that defendant CATHY MCHENRY is over 18 years of age and resides at 710 NORTH MARKET STREET, BERWICK, PA 18603.

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. Fabas, 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
- ☐ 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
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951
- ☐ Melissa J. Scheiner, Esq., Id. No. 308912

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

Attorney for Plaintiff

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

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-2312**
:

vs.

**JOHN M. MCHENRY
CATHY MCHENRY**

VERIFICATION OF NON-MILITARY SERVICE

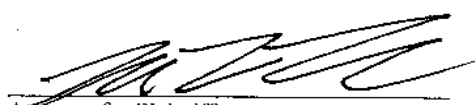
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 JOHN M. MCHENRY is over 18 years of age and resides at 710 NORTH MARKET STREET, BERWICK, PA 18603.

(c) that defendant CATHY MCHENRY is over 18 years of age and resides at 710 NORTH MARKET STREET, BERWICK, PA 18603.

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. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☒ Courtney R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951
- ☐ Melissa J. Scheiner, Esq., Id. No. 308912

Plaintiff

V.

JOHN M. MCHENRY

CATHY MCHENRY

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
NO.: 2010-CV-2312
COLUMBIA COUNTY
PHS # 256555

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME 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 **232 EAST 9TH STREET, BERWICK, PA 18603-3114.**

- | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 1. | Name and address of Owner(s) or reputed Owner(s):
Name | Address (if address cannot be reasonably
ascertained, please so indicate) |
| | JOHN M. MCHENRY | 710 NORTH MARKET STREET
BERWICK, PA 18603 |
| | CATHY MCHENRY | 710 NORTH MARKET STREET
BERWICK, PA 18603 |
| 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) |
| | WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY | 2101 NORTH FRONT STREET
P.O. BOX 8028
HARRISBURG, PENNSYLVIA 17105-8028 |
| | WACHOVIA BANK, NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY C/O LEON F. HALLER, ESQUIRE | 1719 N. FRONT STREET
HARRISBURG, PENNSYLVIA 17102 |

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

WACHOVIA BANK, NATIONAL ASSOCIATION C/O PHFA-ACCOUNTING AND LOAN SERVICING	2101 NORTH FRONT STREET HARRISBURG, PA 17110
-------------------------------------------------------------------------------------------	---------------------------------------------------------

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 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 232 EAST 9TH STREET
BERWICK, PA 18603-3114

DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675
Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704
Pittsburgh, PA 15222

U.S. Department of Justice Federal Building, P.O. Box 11754
U.S. Attorney for the Middle District of PA 228 Walnut Street
Harrisburg, PA 17108

Commonwealth of Pennsylvania 6th Floor, Strawberry Square
Bureau of Individual Tax Dept. 280601
Inheritance Tax Division Harrisburg, PA 17128

Department of Public Welfare P.O. Box 8486
TPL Casualty Unit Willow Oak Building
Estate Recovery Program Harrisburg, PA 17105-8486

PHFA 2101 N FRONT STREET
HARRISBURG, PA 17110

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.

Date: 5/25/11

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
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- ☐ 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
- ☐ 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
- ☐ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951
- ☐ Melissa J. Scheiner, Esq., Id. No. 308912

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2010-CV-2312</u>
	:	
vs.	:	
	:	
JOHN M. MCHENRY	:	COLUMBIA COUNTY
CATHY MCHENRY	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOHN M. MCHENRY	CATHY MCHENRY
710 NORTH MARKET STREET	710 NORTH MARKET STREET
BERWICK, PA 18603	BERWICK, PA 18603

****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 **232 EAST 9TH STREET, BERWICK, PA 18603-3114** 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 **\$51,339.24** obtained by **WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be 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**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-2312

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

vs.

JOHN M. MCHENRY

CATHY MCHENRY

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

(Municipality)

232 EAST 9TH STREET, BERWICK, PA 18603-3114

Parcel No. 04A-04 -100-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$51,339.24

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All that certain piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning.

Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES VESTED IN Cathy McHenry and John M. McHenry, her husband, by Deed from FNB Bank, NA, dated 04/15/2004, recorded 04/26/2004 in Instrument Number 200404302

Premises being: 232 EAST 9TH STREET, BERWICK, PA 18603-3114

Tax Parcel # 04A-04 -100-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-2312

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

**JOHN M. MCHENRY
CATHY MCHENRY**

**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being
(Municipality)**

**232 EAST 9TH STREET, BERWICK, PA 18603-3114
Parcel No. 04A-04 -100-00,000
(Acreage or street address)**

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$51,339.24

**Attorneys for Plaintiff
Phelan Hallinan & Schmieg, LLP**

LEGAL DESCRIPTION

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Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's Addition to the Borough of Berwick.

TITLE TO SAID PREMISES VESTED IN Cathy McHenry and John M. McHenry, her husband, by Deed from FNB Bank, NA, dated 04/15/2004, recorded 04/26/2004 in Instrument Number 200404302

Premises being: 232 EAST 9TH STREET, BERWICK, PA 18603-3114

Tax Parcel # 04A-04 -100-00,000

SHERIFF'S RETURN

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

Plaintiff

vs.

JOHN M. MCHENRY
CATHY MCHENRY

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2010-CV-2312

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., S/B/M WELLS FARGO HOME MORTGAGE, INC.

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.

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

232 EAST 9TH STREET

BERWICK, PA 18603-3114

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 ☒ Plaintiff

Telephone Number

Date

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

(215)563-7000

6/7/11

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

SO ANSWERS
Signature of Dep. Sheriff

Date

of _____ 20____

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 WELLS FARGO HOME MORTGAGE, INC.

No.: 2010-CV-2312

Defendant

JOHN M. MCHENRY
CATHY MCHENRY

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.

JOHN M. MCHENRY

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

232 EAST 9TH STREET

BERWICK, PA 18603-3114

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

Telephone Number

Date

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

(215)563-7000

6/7/11

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

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

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.
JOHN M. MCHENRY

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

BERWICK, PA 18603

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

6/7/11

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.	No.: 2010-CV-2312
Defendant JOHN M. MCHENRY CATHY MCHENRY	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.
JOHN M. MCHENRY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
PO BOX 4

WAPWALLOPEN, PA 19660-0004

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 _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number (215)563-7000	Date <u>6/7/11</u>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------	-----------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

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

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.
JOHN M. MCHENRY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
232 EAST 9TH STREET
BERWICK, PA 18603-3114

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 1817 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
6/7/11

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

PLAINTIFF

Court Number

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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
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Type or Writ of Complaint
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AT

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CATHY MCHENRY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
232 EAST 9TH STREET

BERWICK, PA 18603-3114

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Signature of Attorney or other Originator requesting service on behalf of ☒ 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
6/7/14

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PLAINTIFF

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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

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

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.

CATHY MCHENRY

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

710 NORTH MARKET STREET

BERWICK, PA 18603

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
____ 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

6/7/9

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

PLAINTIFF

Court Number

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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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Expiration date

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

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.
CATHY MCHENRY

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
PO BOX 4

WAPWALLOPEN, PA 19660-0004

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

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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

6/7/11

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PLAINTIFF

Court Number

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of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

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

No.: 2010-CV-2312

Defendant
JOHN M. MCHENRY
CATHY MCHENRY

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.

CATHY MCHENRY

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

21 CHINOOK LANE

ALTMAR, NY 13302-9702

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 ☒ 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

6/7/11

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PLAINTIFF

Court Number

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of _____, 20____

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
1078873

DATE		AMOUNT	
04/13/2011		*****1,350.00	

Void after 180 days

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Travis S. Hallinan

⑈1078873⑈ ⑆036001808⑆36 150866 6⑈