

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
04/13/2012	Advance Fee	Advance Fee	1174256	\$0.00	\$1,350.00
04/13/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
04/13/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
04/13/2012	Crying Sale			\$10.00	\$0.00
04/13/2012	Docketing			\$15.00	\$0.00
04/13/2012	Levy			\$15.00	\$0.00
04/13/2012	Mailing Costs			\$66.00	\$0.00
04/13/2012	Posting Handbill			\$15.00	\$0.00
04/13/2012	Press Enterprise Inc.			\$1,293.54	\$0.00
04/13/2012	Sheriff Automation Fund			\$50.00	\$0.00
04/13/2012	Web Posting			\$100.00	\$0.00
08/28/2012	Service			\$270.00	\$0.00
08/28/2012	Service Mileage			\$10.00	\$0.00
08/28/2012	Copies			\$9.00	\$0.00
08/28/2012	Notary Fee			\$15.00	\$0.00
08/28/2012	Tax Claim Search			\$5.00	\$0.00
08/28/2012	Surcharge			\$190.00	\$0.00
08/28/2012	Poundage			\$11.00	\$0.00

\$2,107.04 \$1,350.00

**TOTAL BALANCE:** **\$ (757.04)**

*Duc 7*

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
269082	11/28/2012	757.04	0.00	001167975	757.04
DXB [269082] 224 SOUTH 4TH STREET (2011-CV-1883)					
TOTAL		757.04	0.00		757.04

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
269082 DXB [269082] 224 SOUTH 4TH STREET (2011-CV-1883)	11/28/2012	757.04	0.00	001167975	757.04
TOTAL		757.04	0.00		757.04

001250670

AMOUNT  
\*\*\*\*\$757.04

PAY SEVEN HUNDRED FIFTY-SEVEN AND 04 / 100 Dollars

TO THE Sheriff of Columbia County  
ORDER 35 W Main Street  
OF Bloomsburg, PA 17815

Francis S. Hillman  
AUTHORIZED SIGNATURE

||001250670|| :036001808: 361508666||

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Patrick Wirt

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** August 28, 2012

11-16-12 2<sup>nd</sup> fax

**Re:** Gardella

**CC:**

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

● **Comments:** I received the stay, attached is a cost sheet showing a balance due of \$757.04.

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

**Foreclosure Manager**

**Representing Lenders in  
Pennsylvania and New Jersey**

**August 28, 2012**

**Office of the Sheriff**  
**Columbia County Courthouse**  
**35 W. Main Street**  
**Bloomsburg, PA 17815**

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME**  
**MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.**  
**EUGENE P. GARDELLA and CYNTHIA R. GARDELLA**  
**224 SOUTH 4TH STREET CATAWISSA, PA 17820-1014**  
**No.: 2011-CV-1883**

**Dear Sir/Madam:**

**Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for September 5, 2012 due to the following: The parties entered into a loan modification agreement.**

**\$550.00 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**

**PHS #269082**

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>16.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>9.00</u>	487.50
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>547.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1,273.54</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1,500.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.00</u>	
TOTAL *****		\$ <u>62.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER <i>to Sept.</i> 20	\$ <u>251.76</u>	
WATER 20	\$ <u>83.58</u>	
TOTAL *****		\$ <u>445.34</u>

SURCHARGE FEE (DSTE)	\$ <u>196.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 8,050  
*296.00*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank 214 vs Eugene & Cynthia Welfelt

NO. 56-12 ED

NO. 1283 JD

DATE/TIME OF SALE: June 1 2002

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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

**Representing Lenders in  
Pennsylvania and New Jersey**

**Foreclosure Manager**

**July 10, 2012**

**Office of the Sheriff**  
**Columbia County Courthouse**  
**35 W. Main Street**  
**Bloomsburg, PA 17815**

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME**  
**MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.**  
**EUGENE P. GARDELLA and CYNTHIA R. GARDELLA**  
**224 SOUTH 4TH STREET CATAWISSA, PA 17820-1014**  
**No.: 2011-CV-1883**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 11, 2012 due to the following: Loan Modification.**

**The Property is to be relisted for the September 5, 2012 Sheriff Sale.**

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

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

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

To: Columbia County Sheriff Office From: Patrick Ralston

Fax: 570-389-5825 Date: July 9, 2012

Phone: 570-389-5822 Pages: 1

Re: Postpone Sale Date CC:

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

**\*Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in September 2012. Currently the sale is set for 7/11/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. EUGENE P. GARDELLA & CYNTHIA R. GARDELLA  
COLUMBIA County, 2011-CV-1883

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8656

*Sale Sept. 5 9:00 AM*



## Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

July 9, 2012

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

RE: Wells Fargo Bank vs. Eugene & Cynthia Gardella  
Docket # 2011-CV-1883 2012-ED-56

Dear Sheriff Chamberlain:

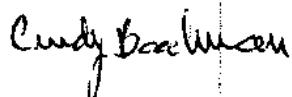
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$35.00

We understand the property is scheduled for Sheriff's Sale on July 11, 2012.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

## ~ BOROUGH OF CATAWISSA ~

Fax: (570) 356-2794

P. O. BOX 44

Phone: (570) 356-2561

cataboro@catawissaboro.com

307 Main Street

Phone: (570) 356-2365

Catawissa, Penna. 17820

FAX TRANSMISSIONDATE: 6/19/12

THIS FAX IS BEING SENT TO:

FAX NUMBER: 389-5625

ADDRESSED TO:

Sheriff Tim ChamberlainTHERE ARE 2 PAGES INCLUDING THE COVER PAGE.

THIS FAX IS SENT FROM:

KimORIGINAL WILL      WILL NOT Y BE FORWARDED.IF THERE ARE ANY PROBLEMS ENCOUNTERED IN THE TRANSMISSION,  
PLEASE CALL (570) - 356-2561. THANK YOU

Phone: (570) 356-2561

**CATAWISSA BOROUGH**  
**307 MAIN STREET**  
**CATAWISSA, PA 17820**  
Email: [cataboro@catawissaboro.com](mailto:cataboro@catawissaboro.com)

Fax: (570)356-2794

May 3, 2012

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

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough electric and sewer for:

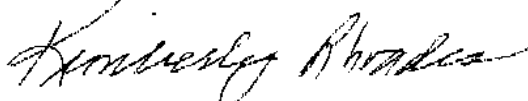
**NO: 2011-CV-1883 or 2012-ED-56**

**Eugene P. Gardella**  
**Cynthia R. Gardella**  
**224 S. Fourth St.**  
**Catawissa, PA 17820**

**Amount owed: \$361.96**

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades  
Secretary

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1883

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, JUNE 20, 2012  
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 and parcel of land comprising two tracts situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at the northeast corner of Lot now or formerly of A. G. Eckrote, in the eastern line of the extension of Fourth Street in said Borough of Catawissa and running thence by the eastern line of said Fourth Street, northwardly on a course parallel to the streets of Catawissa a distance of 25 feet to the south side of an alley 12 feet wide; THENCE by the north line of said alley southwardly on a course parallel to the street of the Borough of Catawissa, 176 feet 6 inches to the west side of an alley; THENCE by the west side of said alley southwardly on a course parallel to the streets of the Borough of Catawissa to the northeast corner of lot now or formerly of A. G. Eckrote; THENCE by the northern line of the same, northwardly on a course parallel to the street of said Catawissa 176 feet 6 inches to the place of BEGINNING.

TRACT NO. 2: BEGINNING at a corner of lot now or formerly of A. G. Eckrote; THENCE in an easterly direction 112.5 feet to the

BEING LOT NO. 107  
Berwick, now Berwick  
TITLE TO SAID PRE  
widow, dated 09/27/21  
Premises being: 1546  
Tax Parcel # (PREMI  
Tax Parcel # (PREMI  
PROPERTY ADDRESS  
UPI / TAX PARCEL N  
Seized and taken into  
BANK OF AMERICA, N  
TERMS OF SALE: M  
percent of the bid pr  
cash, certified check  
PRICE: Any remainin  
the sale in cash, cert  
TO PAY BID PRICE: 1  
TERMS MAY RESULT  
NOT BID UNLESS FU  
If the

©2012 Concepts Puzzles, Dist. by King, Inc.

6	4	5	7	1	2	9	3	8
7	8	9	6	3	4	1	5	2
2	3	1	8	5	9	6	7	4
4	5	3	2	9	7	8	6	1
1	2	7	5	8	6	3	4	9
8	9	6	3	4	1	5	2	7
9	6	8	4	7	3	2	1	5
3	1	4	9	2	5	7	8	6
5	7	2	1	6	8	4	9	3

Solve the puzzle.

to law deposes and says that Press Enterprise is  
iciple office and place of business at 3185  
Columbia and State of Pennsylvania, and was  
has been published daily, continuously in said  
the attached notice May 30 and June 6, 13, 2012  
of the officers or publisher or designated agent of  
which legal advertisement was published; that  
ested in the subject matter of said notice and  
the foregoing statement as to time, place, and

*[Signature]*

14<sup>th</sup> day of June 2012

*[Signature: Donna L. Kishbaugh]*  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public

Scott Twp., Columbia County

My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

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

**Catawissa Water Authority**  
Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

June 15, 2012

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

RE: Wells Fargo Bank vs. Eugene & Cynthia Gardella  
Docket # 2011-CV-1883 2012-ED-56

Dear Sheriff Chamberlain:

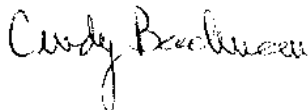
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$83.58

We understand the property is scheduled for Sheriff's Sale on June 20, 2012.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

**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**

**June 15, 2012**

**Office of the Sheriff**  
**Columbia County Courthouse**  
**35 W. Main Street**  
**Bloomsburg, PA 17815**

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME**  
**MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v.**  
**EUGENE P. GARDELLA and CYNTHIA R. GARDELLA**  
**224 SOUTH 4TH STREET CATAWISSA, PA 17820-1014**  
**No.: 2011-CV-1883**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 20, 2012 due to the following: Per Client.**

**The Property is to be relisted for the July 11, 2012 Sheriff Sale.**

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

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

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8858

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** Patrick Ralston

**Fax:** 570-389-5825 **Date:** June 15, 2012

**Phone:** 570-389-5822 **Pages:** 1

**Re:** Postpone Sale Date **CC:**

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

**Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in July 2012. Currently the sale is set for 6/20/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8858.

**RE:** WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC. v. EUGENE P. GARDELLA & CYNTHIA R. GARDELLA  
COLUMBIA County, 2011-CV-1883

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8858

*Sale is July 11, 2012 at 9:00 AM*

## Catawissa Water Authority

Borough of Catawissa  
19 Schoolhouse Road  
P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172 Fax: 570-356-7695

June 15, 2012

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

RE: Wells Fargo Bank vs. Eugene & Cynthia Gardella  
Docket # 2011-CV-1883 2012-ED-56

Dear Sheriff Chamberlain:

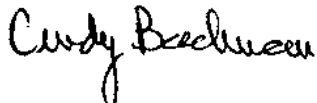
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$83.58

We understand the property is scheduled for Sheriff's Sale on June 20, 2012.

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority



# FAX TRANSMISSION

MUNICIPAL WATER AUTHORITY  
BOROUGH OF CATAWISSA

P. O. Box 54  
Catawissa, PA 17820  
Phone: 570-356-2172  
Fax: 570-356-7695

To: Tim / SARA Date: JUNE 15, 2012

COLUMBIA CO. SHERIFF'S OFFICE

Fax #: 384-5625 Pages: 2  
including this cover sheet.

From: ALICE

Subject: JUNE 20 SHERIFF SALE

## COMMENTS:

FOLLOWING IS THE INFORMATION FOR AMOUNTS

DUE TO THE CATAWISSA WATER AUTHORITY

I AM ALSO MAILING HARD COPY TO YOU

IF WE RECEIVE ANY PAYMENTS BEFORE THE SALE,

I WILL CALL YOU.

ANY QUESTIONS, PLEASE CALL ME AT 356-2172.

THANK YOU,

ALICE

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

Anastasia Graham  
Legal Assistant

Representing Lenders in  
Pennsylvania and New Jersey

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

No.: 2011-CV-1883  
No.: 2012-ED-56

Re: **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A  
NORWEST MORTGAGE, INC. VS. EUGENE P. GARDELLA, and CYNTHIA R. GARDELLA**  
No.: 2011-CV-1883, No.: 2012-ED-56

**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 06/20/2012 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:

Anastasia Graham, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN & SCHMIEG, LLP  
Lauren R. Tabas, Esq., Id. No.93337  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

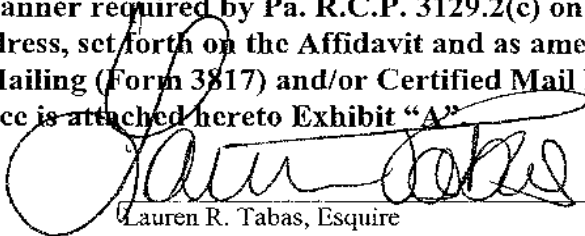
WELLS FARGO BANK, N.A., S/B/M TO WELLS	:	COLUMBIA COUNTY
FARGO HOME MORTGAGE, INC., F/K/A	:	
NORWEST MORTGAGE, INC.	:	COURT OF COMMON PLEAS
Plaintiff,	:	
	:	CIVIL DIVISION
v.	:	
	:	
EUGENE P. GARDELLA	:	No.: <u>2011-CV-1883</u>
CYNTHIA R. GARDELLA	:	No.: <u>2012-ED-56</u>
Defendant(s)	:	

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"

Date: 6/5/12

  
\_\_\_\_\_  
Lauren R. Tabas, Esquire  
Attorney for Plaintiff

**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.

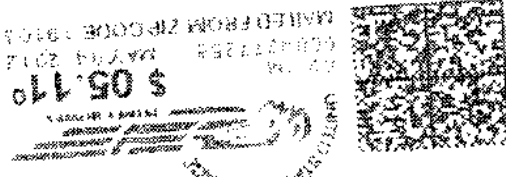
Name and  
Address  
Of Sender



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

AZK/AEG - 6/20/2012 9:00 A.M. SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 224 SOUTH 4TH STREET CATAWISSA, PA 17820-1014		
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128		
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486		
4	****	Homeplus Finance Corporation 2143 South Sepulveda Boulevard Los Angeles, CA 90025		
5	****	Homeplus Finance Corporation C/O US RECORDINGS 2925 COUNTRY DRIVE ST. PAUL, MN 55177		
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
9	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754		
RE: EUGENE P. GARDELLA (COLUMBIA)			PHS# 269082	Page 1 of 1
Writ Team				
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 \$913 and \$921 for limitations of coverage.	



Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

LISA STEINMAN  
Legal Assistant

Representing Lenders in  
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.,  
F/K/A NORWEST MORTGAGE, INC.  
vs. EUGENE P. GARDELLA and CYNTHIA R. GARDELLA  
No.: 2011-CV-1883

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa', written in a cursive style.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA COUNTY**

**PHS # 269082**

**DEFENDANT**  
EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

**SERVICE TEAM/ las**  
**COURT NO.: 2011-CV-1883**

**SERVE CYNTHIA R. GARDELLA AT:**  
224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: June 20, 2012**

**SERVED**

Served and made known to CYNTHIA R. GARDELLA, Defendant on the 9<sup>th</sup> day of MAY, 20 12, at 5:40 o'clock P. M., at 224 S. 4th ST. CATAWISSA, 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 50<sup>s</sup> Height 6'0" Weight 135 Race W Sex M Other \_\_\_\_\_

I, \_\_\_\_\_, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 5/9/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

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

Vacant \_\_\_\_\_ Does Not Exist \_\_\_\_\_ Moved \_\_\_\_\_ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

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

PRINTED NAME: \_\_\_\_\_

**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

Jenine R. Davey, Esq., Id. No. 87077

Lauren R. Tabas, Esq., Id. No. 93337

Jay B. Jones, Esq., Id. No. 86657

Andrew L. Spivack, Esq., Id. No. 84439

Chrisovalante P. Fliakos, Esq., Id. No. 94620

Courtenay K. Dunn, Esq., Id. No. 206779

Allison F. Wells, Esq., Id. No. 309519

Melissa I. Cantwell, Esq., Id. No. 308912

Mario J. Hanyon, Esq., Id. No. 203993

Andrew J. Murley, Esq., Id. No. 312314

Robert W. Cusick, Esq., Id. No. 80193

John M. Kolesnik, Esq., Id. No. 308877

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA COUNTY**

**PHS # 269082**

**DEFENDANT**  
EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

**SERVICE TEAM/ lps**  
**COURT NO.: 2011-CV-1883**

**SERVE EUGENE P. GARDELLA AT:**  
224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: June 20, 2012**

**SERVED**

Served and made known to EUGENE P. GARDELLA, Defendant on the 9<sup>th</sup> day of MAY, 2012, at 5:40 o'clock P.M., at 224 S. 4th St, Catawissa, PA in the manner described below:

☐ Defendant personally served.

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

Relationship is WIFE.

☐ Adult in charge of Defendant's 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 50<sup>5</sup> Height 6'8" Weight 135 Race W Sex F Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 5/9/12

NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Process Server

**NOT SERVED**

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ ; \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

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

PRINTED NAME: \_\_\_\_\_

**ATTORNEY FOR PLAINTIFF**

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmicg, Esq., Id. No. 62205

Michele M. Bradford, Esq., Id. No. 69849

Judith T. Romano, Esq., Id. No. 58745

Jenine R. Davey, Esq., Id. No. 87077

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Jay B. Jones, Esq., Id. No. 86657

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Allison F. Wells, Esq., Id. No. 309519

Melissa J. Cantwell, Esq., Id. No. 308912

Mario J. Hanyon, Esq., Id. No. 203993

Andrew J. Marley, Esq., Id. No. 312314

Robert W. Cusick, Esq., Id. No. 80193

John M. Kolesnik, Esq., Id. No. 308877

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SHERIFF'S RETURN OF SERVICE

05/15/2012 03:30 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 224 SOUTH 4TH STREET, CATAWISSA, PA 17820.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

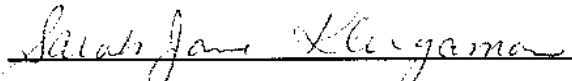
May 15, 2012

### NOTARY

Affirmed and subscribed to before me this

15TH day of MAY, 2012

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



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

cc: countywide Sheriff, Tabor's, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	224 SOUTH 4TH STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · <u>Posted</u> · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>	5/15/12	<b>Time:</b>	1530
<b>Deputy:</b>	LC	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2011CV1883

224 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SHERIFF'S RETURN OF SERVICE

04/16/2012 09:50 AM - DEPUTY JEFFREY PRICE, 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 CYNTHIA GARDELLA, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR EUGENE GARDELLA AT 224 SOUTH 4TH STREET, CATAWISSA, PA 17820.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

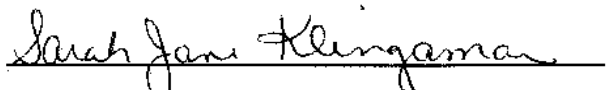
April 16, 2012

NOTARY

Affirmed and subscribed to before me this

16TH day of APRIL, 2012

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



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

cc: Catawissa Sheriff's Office, Catawissa, PA

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

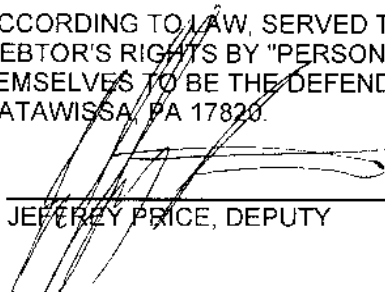


WELLS FARGO BANK N.A.  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SHERIFF'S RETURN OF SERVICE

04/16/2012 09:50 AM - DEPUTY JEFFREY PRICE, 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: CYNTHIA GARDELLA AT 224 SOUTH 4TH STREET, CATAWISSA, PA 17820.

  
JEFFREY PRICE, DEPUTY

SO ANSWERS,

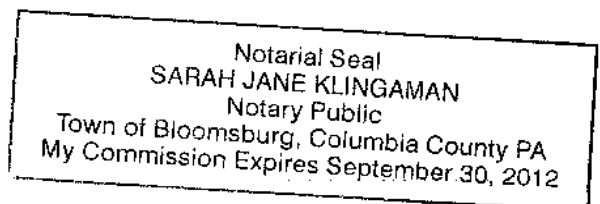
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

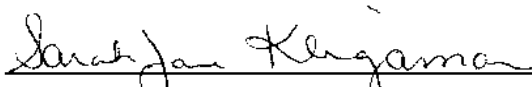
April 16, 2012

NOTARY

Affirmed and subscribed to before me this

16TH day of APRIL, 2012





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

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

REAL ESTATE TAX CERTIFICATION

Date: 04/18/2012

Fee: \$5.00

Cert. NO: 12057

GARDELLA EUGENE P & CYNTHIA R  
224 SOUTH FOURTH STREET  
CATAWISSA PA 17820

District: CATAWISSA BORO  
Deed: 0532 -1076  
Location: 224 S FOURTH ST  
Parcel Id:08 -05 -076-00,000

Assessment: 16,871

Balances as of 04/18/2012

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

By: Columbia County Sheriff Per: dm.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted <u>Other</u>		
<b>Adult In Charge:</b>	DEB MILLER		
<b>Relation:</b>	CLERK		
<b>Date:</b>	4/16/12	<b>Time:</b>	0835
<b>Deputy:</b>	S. G	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX

2011CV1883

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Domestic Relations Office of Columbia
<b>Primary Address:</b>	15 Perry Avenue Bloomsburg, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted <u>Other</u>		
<b>Adult In Charge:</b>	DOROTHY FRONK		
<b>Relation:</b>	CLERK		
<b>Date:</b>	4/16/12	<b>Time:</b>	0840
<b>Deputy:</b>	SC	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS

2011CV1883

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CATAWISSA BOROUGH
<b>Primary Address:</b>	307 MAIN STREET CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Kim RHODES		
<b>Relation:</b>	Secretary		
<b>Date:</b>	4/16/12	<b>Time:</b>	0955
<b>Deputy:</b>	G.	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CATAWISSA BOROUGH

2011CV1883

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	CYNTHIA GARDELLA
<b>Primary Address:</b>	224 SOUTH 4TH STREET CATAWISSA, PA 17820
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Cynthia Gardella		
<b>Relation:</b>	Dr. F		
<b>Date:</b>	4/16/12	<b>Time:</b>	0950
<b>Deputy:</b>	60	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GARDELLA, CYNTHIA

2011CV1883

224 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 05/11/2012



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	05/11/2012
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	EUGENE GARDELLA
<b>Primary Address:</b>	224 SOUTH 4TH STREET CATAWISSA, PA 17820
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Cynthia Cardella		
<b>Relation:</b>	Def's Spouse		
<b>Date:</b>	4/16/12	<b>Time:</b>	0950
<b>Deputy:</b>	G.	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GARDELLA, EUGENE

2011CV1883

224 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/11/2012

Warrant:

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

### Serve To:

Name: CATAWISSA WATER AUTHORITY

Primary Address: 19 SCHOOLHOUSE ROAD  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Alice Snyder

Relation: Secretary

Date: 4/10/12

Time: 0950

Deputy: 6

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. \_\_\_\_\_

CATAWISSA WATER

2011CV1883

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 05/11/2012

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK N.A  
vs.  
EUGENE GARDELLA (et al.)

Case Number  
2011CV1883

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 05/11/2012

Warrant:

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

### Serve To:

Name: Paula Clark

Primary Address: 138 South Street  
Catawissa, PA 17820

Phone: 570-356-2189 DOB:

Alternate Address: 450 Fisher Ave  
Catawissa PA 17820  
Phone:

### Final Service:

Served: ☒ Personally ☐ Adult In Charge ☐ Posted ☐ Other

Adult In Charge: Paula Clark

Relation: Tax Collector

Date: 4/16/12 Time: 1200

Deputy: 6 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. \_\_\_\_\_

CLARK, PAULA

2011CV1883

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 05/11/2012

Document Receipt

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Trans # 20562 Carrier / service: POST 2PM 4/13/2012

Ship to: 20562

HOMEPLUS FINANCE CORP.

2143 SOUTH SEPULVEDA BLVD

Tracking #: 9171924291001000013693

Doc Ref #: 56ED2012

LOS ANGELES CA 90025

Document Receipt

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Trans # 20563 Carrier / service: POST 2PM 4/13/2012

Ship to: 20563

HOMEPLUS FINANCE CORP.

C/O US RECORDINGS  
2925 COUNTRY DRIVE

Tracking #: 9171924291001000013709

Doc Ref #: 56ED2012

ST. PAUL MN 55177

Document Receipt

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Trans # 20564 Carrier / service: POST 2PM 4/13/2012

Ship to: 20564

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000013716

Doc Ref #: 56ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 20565 Carrier / service: POST 2PM 4/13/2012

Ship to: 20565

DEPT. OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000013723

Doc Ref #: 56ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 20566 Carrier / service: POST 2PM 4/13/2012

Ship to: 20566

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000013730

Doc Ref #: 56ED2012

HARRISBURG PA 17105



Document Receipt

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Trans # 20567 Carrier / service: POST 2PM 4/13/2012

Ship to: 20567

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000013747

Doc Ref #: 56ED2012

PITTSBURGH PA 15222

Document Receipt

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Trans # 20568 Carrier / service: POST 2PM 4/13/2012

Ship to: 20568

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000013754

Doc Ref #: 56ED2012

HARRISBURG PA 17108

Document Receipt

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Trans # 20569 Carrier / service: POST 2PM 4/13/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000013761

Doc Ref #: 56ED2012

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 20570 Carrier / service: POST 2PM 4/13/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000013778

Doc Ref #: 56ED2012

HARRISBURG PA 17105

Document Receipt

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Trans # 20571 Carrier / service: POST 2PM 4/13/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000013785

Doc Ref #: 56ED2012

HARRISBURG PA 17128

Document Receipt

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Trans # 20572 Carrier / service: POST 2PM 4/13/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000013792

Doc Ref #: 56ED2012

PHILADELPHIA PA 19106

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

Plaintiff

v.

**EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**

Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-1883**  
:  
: **2012-ED-56**  
: **COLUMBIA COUNTY**  
:  
: **PHS # 269082**  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014**.

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

Name

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

**EUGENE P. GARDELLA**

**224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014**

**CYNTHIA R. GARDELLA**

**224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014**

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)

3 **Homeplus Finance Corporation**

**2143 South Sepulveda Boulevard  
Los Angeles, CA 90025**

4 **Homeplus Finance Corporation  
C/O US RECORDINGS**

**2925 COUNTRY DRIVE  
ST. PAUL, MN 55177**

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**

**224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014**

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

**6th Floor, Strawberry Sq.  
Dept 280601  
Harrisburg, PA 17128**

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

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

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

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

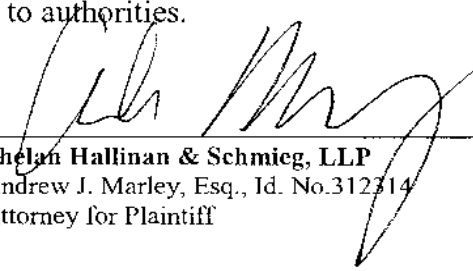
**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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:

4/11/2012

By:

  
**Phelan Hallinan & Schmieg, LLP  
Andrew J. Marley, Esq., Id. No. 312314  
Attorney for Plaintiff**



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1883

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, JUNE 20, 2012  
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 and parcel of land comprising two tracts situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at the northeast corner of Lot now or formerly of A. G. Eckrote, in the eastern line of the extension of Fourth Street in said Borough of Catawissa and running thence by the eastern line of said Fourth Street, northwardly on a course parallel to the streets of Catawissa a distance of 25 feet to the south side of an alley 12 feet wide; THENCE by the north line of said alley southwardly on a course parallel to the street of the Borough of Catawissa, 176 feet 6 inches to the west side of an alley; THENCE by the west side of said alley southwardly on a course parallel to the streets of the Borough of Catawissa to the northeast corner of lot now or formerly of A. G. Eckrote; THENCE by the northern line of the same, northwardly on a course parallel to the street of said Catawissa 176 feet 6 inches to the place of BEGINNING.

TRACT NO. 2: BEGINNING at a corner of lot now or formerly of A. G. Eckrote; THENCE in an easterly direction 112.5 feet to a corner of lot now or formerly of David Fink; THENCE northwardly along said lot a distance of 2 feet to the corner of the lot described in Tract No. 1 above; THENCE westwardly along the above described lot 112.5 feet to Fourth Street and the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Eugene P. Gardella and Cynthia R. Gardella, h/w, by Deed from John R. Thomas, Jr., single, dated 11/20/1998, recorded 11/23/1998 in Book 707, Page 127.

Premises being: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014

Tax Parcel # 08-05-076-00,000

PROPERTY ADDRESS: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-05-076

---

Seized and taken into execution to be sold as the property of EUGENE GARDELLA, CYNTHIA GARDELLA 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 # 56-12

DATE RECEIVED 4-13-12  
DOCKET AND INDEX 4-13-12

## 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>1174256</u>

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

SALE DATE	<u>June 20, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>May 15, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>May 30, 12</u>	
	2 <sup>ND</sup> WEEK <u>June 6</u>	
	3 <sup>RD</sup> WEEK <u>13, 12</u>	

**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

Alain Kender  
Legal Assistant, Ext. 1216

Representing Lenders in  
Pennsylvania and New Jersey

March 29, 2012

Office of the Prothonotary  
Columbia County Courthouse  
35 W. Main St.  
Bloomsburg, PA 17815

**RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,  
INC., F/K/A NORWEST MORTGAGE, INC.  
v.  
EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**

**No.: 2011-CV-1883**

**Action in Mortgage Foreclosure**

**Premises: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014**

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,

AZK/ STS for  
Phelan Hallinan & Schmieg, LLP

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE CLOSURE)**

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1883

2012-ED-56  
COLUMBIA COUNTY

vs.

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA  
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014  
(See Legal Description attached)

Amount Due  
Interest from 03/03/2012 to Date of Sale  
@ \$8.16 per diem

\$49,636.08  
\$ \_\_\_\_\_ and costs.

Dated 4-13-12  
(SEAL)

PHS # 269082

Tami B Kline [KPB]  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.

Prothonotary & Clerk of Sev. Courts  
My Comm. Ex. 1st Monday in 2016

PHELAN HALLINAN & SCHMIEG, LLP  
Andrew J. Marley, Esq., Id. No.312314  
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 TO WELLS FARGO HOME  
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**  
Plaintiff

v.

**EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-1883**  
:  
: **2012-ED-56**  
: **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
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

**Phelan Hallinan & Schmieg, LLP**  
Andrew J. Marley, Esq., Id. No.312314  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Andrew J. Marley, Esq., Id. No.312314  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** : **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
: **CIVIL DIVISION**  
: **NO.: 2011-CV-1883**  
: **2012-ED-56**

vs.

**EUGENE P. GARDELLA**  
**CYNTHIA R. GARDELLA**

**VERIFICATION OF NON-MILITARY SERVICE**

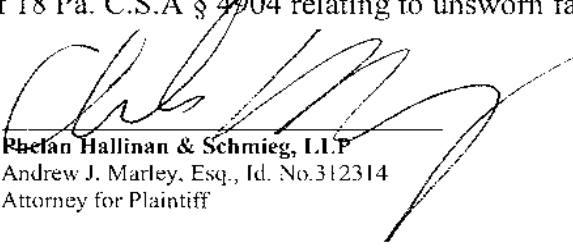
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant EUGENE P. GARDELLA is over 18 years of age and resides at 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014.

(c) that defendant CYNTHIA R. GARDELLA is over 18 years of age and resides at 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014.

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

  
Phelan Hallinan & Schmieg, LLP  
Andrew J. Marley, Esq., Id. No.312314  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Andrew J. Marley, Esq., Id. No.312314  
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 TO WELLS FARGO HOME  
MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**  
Plaintiff

v.

**EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-1883**  
:  
: *2012-ED-56*  
: **COLUMBIA COUNTY**  
:

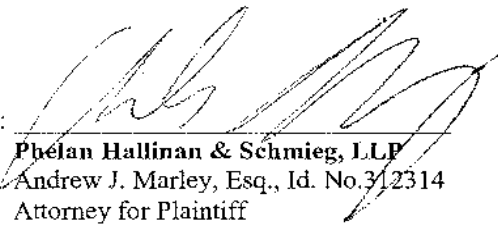
**CERTIFICATION**

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
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:

  
**Phelan Hallinan & Schmieg, LLP**  
Andrew J. Marley, Esq., Id. No.312314  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Andrew J. Marley, Esq., Id. No.312314  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

<b>WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME</b>	:	<b>COLUMBIA COUNTY</b>
<b>MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.</b>	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
<b>vs.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>EUGENE P. GARDELLA</b>	:	<b>NO.: <u>2011-CV-1883</u></b>
<b>CYNTHIA R. GARDELLA</b>	:	<b>2012-ED-56</b>

**VERIFICATION OF NON-MILITARY SERVICE**

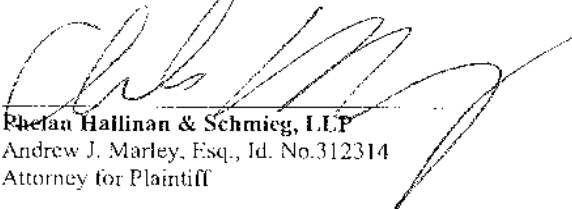
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant EUGENE P. GARDELLA is over 18 years of age and resides at 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014.

(c) that defendant CYNTHIA R. GARDELLA is over 18 years of age and resides at 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014.

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

  
Phelan Hallinan & Schmieg, LLP  
Andrew J. Marley, Esq., Id. No.312314  
Attorney for Plaintiff



<b>WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>HOME MORTGAGE, INC., F/K/A NORWEST</b>	:	
<b>MORTGAGE, INC.</b>	:	<b>CIVIL DIVISION</b>
Plaintiff	:	
	:	<b>NO.: <u>2011-CV-1883</u></b>
<b>v.</b>	:	<b>2012-ED-56</b>
	:	<b>COLUMBIA COUNTY</b>
<b>EUGENE P. GARDELLA</b>	:	
<b>CYNTHIA R. GARDELLA</b>	:	
Defendant(s)	:	<b>PHS # 269082</b>
	:	

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>EUGENE P. GARDELLA</b>	<b>224 SOUTH 4TH STREET</b>
	<b>CATAWISSA, PA 17820-1014</b>
<b>CYNTHIA R. GARDELLA</b>	<b>224 SOUTH 4TH STREET</b>
	<b>CATAWISSA, PA 17820-1014</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>SAME AS ABOVE</b>	
  
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)
<b>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Homeplus Finance Corporation</b>	<b>2143 South Sepulveda Boulevard</b>
	<b>Los Angeles, CA 90025</b>
<b>Homeplus Finance Corporation</b>	<b>2925 COUNTRY DRIVE</b>
<b>C/O US RECORDINGS</b>	<b>ST. PAUL, MN 55177</b>
  
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)
<b>None.</b>	
  
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)
<b>None.</b>	

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**

**224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014**

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

**6th Floor, Strawberry Sq.  
Dept 280601  
Harrisburg, PA 17128**

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

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

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

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

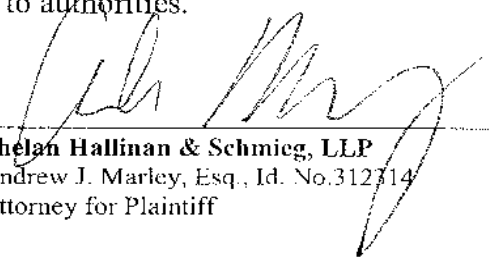
**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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:

2/11/2012

By:

  
**Phelan Hallinan & Schmieg, LLP**  
Andrew J. Marley, Esq., Id. No. 312314  
Attorney for Plaintiff

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

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:

Plaintiff : NO.: 2011-CV-1883

vs.

: 2012-ED-56  
:  
: COLUMBIA COUNTY  
:

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

Defendant(s)

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

TO: EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA  
224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014

**\*\*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 **224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014** 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 **\$49,636.08** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece and parcel of land comprising two tracts situate in Catawissa Borough, Columbia County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at the northeast corner of Lot now or formerly of A. G. Eckrote, in the eastern line of the extension of Fourth Street in said Borough of Catawissa and running thence by the eastern line of said Fourth Street, northwardly on a course parallel to the streets of Catawissa a distance of 25 feet to the south side of an alley 12 feet wide; THENCE by the north line of said alley southwardly on a course parallel to the street of the Borough of Catawissa, 176 feet 6 inches to the west side of an alley; THENCE by the west side of said alley southwardly on a course parallel to the streets of the Borough of Catawissa to the northeast corner of lot now or formerly of A. G. Eckrote; THENCE by the northern line of the same, northwardly on a course parallel to the street of said Catawissa 176 feet 6 inches to the place of BEGINNING.

TRACT NO. 2: BEGINNING at a corner of lot now or formerly of A. G. Eckrote; THENCE in an easterly direction 112.5 feet to a corner of lot now or formerly of David Fink; THENCE northwardly along said lot a distance of 2 feet to the corner of the lot described in Tract No. 1 above; THENCE westwardly along the above described lot 112.5 feet to Fourth Street and the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Eugene P. Gardella and Cynthia R. Gardella, h/w, by Deed from John R. Thomas, Jr., single, dated 11/20/1998, recorded 11/23/1998 in Book 707, Page 127.

Premises being: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014

Tax Parcel # 08-05-076-00,000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2011-CV-1883

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

vs.

**EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**

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

**(Municipality)**

**224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014**

**Parcel No. 08-05-076-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$49,636.08**

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2011-CV-1883**

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

**vs.**

**EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA**

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

**(Municipality)**

**224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014**

**Parcel No. 08-05-076-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$49,636.08**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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Premises being: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014

Tax Parcel # 08-05-076-00,000



### LEGAL DESCRIPTION

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Premises being: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014

Tax Parcel # 08-05-076-00,000

# SHERIFF'S RETURN

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

Plaintiff

vs.

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2011-CV-1883

2012-ED-56

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

No.: 2011-CY-1883

2012-ED-52

Defendant

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

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)

224 SOUTH 4TH STREET

CATAWISSA, PA 17820-1014

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 XX Plaintiff

Defendant

Telephone Number

Date

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

(215)563-7000

4/11/2012

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

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

No.: 2011-CV-1883

2012-ED-56

Defendant

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

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.

EUGENE P. GARDELLA

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

224 SOUTH 4TH STREET

CATAWISSA, PA 17820-1014

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

4/11/2012

**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

<b>Plaintiff</b> WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.	No.: <u>2011-CV-1883</u>  <u>2012-ED-56</u>
<b>Defendant</b> EUGENE P. GARDELLA CYNTHIA R. GARDELLA	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

**SERVE** **AT** {

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE
	<u>CYNTHIA R. GARDELLA</u>
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
	<u>224 SOUTH 4TH STREET</u>
	<u>CATAWISSA, PA 17820-1014</u>

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 _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <u>4/11/2012</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__	<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 _____							

Phelan Hallinan, & Schmieg LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

TD Bank, NA  
3-180/360

001174256

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
03/30/2012

AMOUNT  
\*\*\*\*\$1,350.00

TO THE  
ORDER  
OF Sheriff of Columbia County  
35 W Main Street  
Bloomsburg, PA 17815

PAS [269082] 224 SOUTH 4TH STREET (2011-CV-1883)

  
AUTHORIZED SIGNATURE

⑈001174256⑈ ⑆036001808⑆ 361508888⑈