



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

TD Bank, NA  
3-180/360

001337446

PAY SEVEN HUNDRED FORTY-EIGHT AND 04 / 100 Dollars

DATE  
8/15/2013

AMOUNT  
\*\*\*\*\*\$748.04

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

DXB [762915] 224 SOUTH 4TH STREET (2011-CV-1883)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001337446⑈ ⑆036001808⑆ 361508666⑈

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

July 8, 2013

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 July 10, 2013 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

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

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,  
ERIN MOORE for  
Phelan Hallinan, LLP

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:** Erin Moore

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** July 8, 2013

**Re:** Gardella Execution

**CC:**

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

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$748.04

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
WELLS FARGO BANK N.A.

vs.

**Defendant**  
EUGENE GARDELLA  
CYNTHIA GARDELLA

**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, July 10, 2013

**Writ of Execution No. :** 2011CV1883

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 224 SOUTH 4TH STREET, CATAWISSA, PA 17820

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
| Crying Sale                     | \$10.00    |
| Docketing                       | \$15.00    |
| Levy                            | \$15.00    |
| Mailing Costs                   | \$66.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,293.54 |
| Prothonotary. Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$270.00   |
| Service Mileage                 | \$12.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$9.00     |
| Notary Fee                      | \$15.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$190.00   |

**Total Sheriff Costs** \$2,268.04

## Municipal Costs

|       |          |
|-------|----------|
| Water | \$38.00  |
| Other | \$440.45 |

BOROUGH

**Total Municipal Costs** \$478.45

## Distribution Costs

|                |         |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

BOROUGH

**Total Distribution Costs** \$55.00

**Grand Total:** \$2,801.49

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)

Columbia County Sheriff's Office, Inc.

Phone: (570) 358-2561

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

Fax: (570)358-2794

July 5, 2013

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**

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

**Amount owed: \$464.25**

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades  
Secretary

## 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 5, 2013

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

Dear Sheriff Chamberlain:

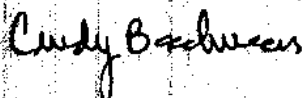
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$77.90

We understand the property is scheduled for Sheriff's Sale on July 10, 2013.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

**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 5, 2013

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

Dear Sheriff Chamberlain:

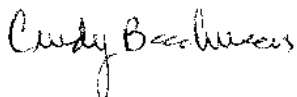
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Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA      \$77.90

We understand the property is scheduled for Sheriff's Sale on July 10, 2013.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

WELLS FARGO BANK N.A

vs.

## Defendant

EUGENE GARDELLA  
CYNTHIA GARDELLA

### 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, July 10, 2013

Writ of Execution No. : 2011CV1883

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 224 SOUTH 4TH STREET, CATAWISSA, PA 17820

## Sheriff Costs

|                                 |            |
|---------------------------------|------------|
| Advertising Sale (Newspaper)    | \$15.00    |
| Advertising Sale Bills & Copies | \$17.50    |
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| Mailing Costs                   | \$66.00    |
| Posting Handbill                | \$15.00    |
| Press Enterprise Inc.           | \$1,293.54 |
| Prothonotary, Acknowledge Deed  | \$10.00    |
| Sheriff Automation Fund         | \$50.00    |
| Sheriff's Deed                  | \$35.00    |
| Solicitor Services              | \$75.00    |
| Transfer Tax Form               | \$25.00    |
| Web Posting                     | \$100.00   |
| Service                         | \$270.00   |
| Service Mileage                 | \$12.00    |
| Distribution Form               | \$25.00    |
| Copies                          | \$9.00     |
| Notary Fee                      | \$15.00    |
| Tax Claim Search                | \$5.00     |
| Surcharge                       | \$190.00   |

**Total Sheriff Costs \$2,268.04**

## Municipal Costs

|       |         |          |
|-------|---------|----------|
| Water |         | \$38.00  |
| Other | BOROUGH | \$440.45 |

**Total Municipal Costs \$478.45**

## Distribution Costs

|                |         |         |
|----------------|---------|---------|
| Recording Fees | BOROUGH | \$55.00 |
|----------------|---------|---------|

**Total Distribution Costs \$55.00**

**Grand Total: \$2,801.49**

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)

(Columbia County Sheriff's Office, Inc.)

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Eugene & Cynthia Gorchella

NO. 11-13 ED NO. 1883-11 JD

DATE/TIME OF SALE: July 10 1100

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

CIVIL DIVISION

Plaintiff : NO.: 2011-CV-1883

COLUMBIA COUNTY

EUGENE P. GARDELLA  
CYNTHIA R. GARDELLA

vs.

Now  
7/10/13

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

Now

*[Handwritten scribble]*

**\*\*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 April 3, 2013 at 9:00 Am in the Office of the Sheriff, Columbia County Courthouse, 25 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.)

2013 County & Municipality  
CATAWISSA BORO  
MAKE CHECKS PAYABLE TO:

PAULA CLARK  
138 SOUTH STREET  
Catawissa PA 17820

HOURS: EVERY TUESDAY: 8:30PM - 8PM  
EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15  
AFTER OCT 31 - APPT. ONLY  
PHONE: 570-356-2189

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

| FOR: COLUMBIA COUNTY   |        |       | DATE                             |                                 | BILL NO.                 |  |
|--|--------|-------|----------------------------------|---------------------------------|--------------------------|--|
| DESCRIPTION  |        |       | 03/01/2013                       |                                 | 12238                    |  |
| GENERAL  | 16.871 | 9.148 | 151.21                           | 154.30                          | 169.73                   |  |
| SINKING  |        | 1.346 | 22.24                            | 22.69                           | 24.96                    |  |
| FIRE TAX   |        | 1     | 16.53                            | 16.87                           | 18.56                    |  |
| BORO RE  |        | 5.42  | 88.61                            | 91.44                           | 100.58                   |  |
| The discount & penalty have been calculated for your convenience |        |       | 279.59                           | 285.30                          | 313.83                   |  |
| PAY THIS AMOUNT  |        |       | April 30<br>if paid on or before | June 30<br>if paid on or before | June 30<br>if paid after |  |
| CITY   |        |       | 2%                               | 2%                              |                          |  |
| COUNTY   |        |       | 10%                              | 10%                             |                          |  |
| PARCEL: 08-05-078-00,000   |        |       |                                  |                                 |                          |  |
| 224 S FOURTH ST  |        |       |                                  |                                 |                          |  |
| .1068 Acres  |        |       |                                  |                                 |                          |  |
| Land   |        |       | 2,000                            |                                 |                          |  |
| Buildings  |        |       | 14,871                           |                                 |                          |  |
| Total Assessment   |        |       | 16,871                           |                                 |                          |  |

FILE COPY

This tax returned to courthouse on: January 1, 2014

PA  
4/22/13

Paula Clark  
5/9/13

**Catawissa Water Authority**

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

May 6, 2013

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

Dear Sheriff Chamberlain:

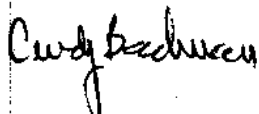
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$81.90

We understand the property is scheduled for Sheriff's Sale on May 8, 2013.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

1817 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8658

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

11

|  |                                |               |                   |
|--|--------------------------------|---------------|-------------------|
| <b>To:</b>   | Columbia County Sheriff Office | <b>From:</b>  | Patrick Wirt      |
| <b>Fax:</b>  | 570.389.5625                   | <b>Date:</b>  | February 14, 2013 |
| <b>Phone:</b>  |                                | <b>Pages:</b> | 1                 |
| <b>Re:</b>   | Postpone Sale Date             | <b>CC:</b>    |                   |
| <input checked="" type="checkbox"/> <b>Urgent</b> <input checked="" type="checkbox"/> <b>For Review</b> <input type="checkbox"/> <b>Please Comment</b> <input type="checkbox"/> <b>Please Reply</b> <input type="checkbox"/> <b>Please Recycle</b> |                                |               |                   |

**Comments:**

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 60 days to July 2013. Currently the sale is set for 05/08/2013. Please provide a new sale date and time as soon as possible.

289082 – GARDELLA, EUGENE – 224 SOUTH 4<sup>TH</sup> STREET– 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 Wirt

Phone – 215-320-0007 Ext 1338

Fax – 215-563-8658

**Phelan Hallinan, LLP  
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**

**Foreclosure Manager**

**May 3, 2013**

**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  
May 8, 2013 due to the following: Per Client.**

**The Property is to be relisted for the July 10, 2013 Sheriff Sale.**

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

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

# SHERIFF'S SALE COST SHEET

VS. Gardner  
 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>66.00</u>  |                  |
| - ADVERTISING SALE BILLS & COPIES | \$17.50          |                  |
| - ADVERTISING SALE (NEWSPAPER)    | \$15.00          |                  |
| - MILEAGE                         | \$ <u>12.00</u>  |                  |
| - POSTING HANDBILL                | \$15.00          |                  |
| - CRYING/ADJOURN SALE             | \$10.00          |                  |
| - SHERIFF'S DEED                  | \$35.00          |                  |
| - TRANSFER TAX FORM               | \$25.00          |                  |
| - DISTRIBUTION FORM               | \$25.00          |                  |
| - COPIES                          | \$ <u>9.00</u>   |                  |
| - NOTARY                          | \$ <u>15.00</u>  |                  |
| TOTAL *****                       |                  | \$ <u>544.50</u> |

|                         |                   |                   |
|-------------------------|-------------------|-------------------|
| - WEB POSTING           | \$150.00          |                   |
| - PRESS ENTERPRISE INC. | \$ <u>1093.54</u> |                   |
| - SOLICITOR'S SERVICES  | \$75.00           |                   |
| TOTAL *****             |                   | \$ <u>1518.54</u> |

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

|                              |                 |
|------------------------------|-----------------|
| SEWER 20                     | \$ _____        |
| WATER 20                     | \$ <u>38.00</u> |
| TOTAL ***** \$ <u>478.45</u> |                 |

|                           |                  |
|---------------------------|------------------|
| - SURCHARGE FEE (DSTE)    | \$ <u>190.00</u> |
| MISC. _____               | \$ _____         |
| _____                     | \$ _____         |
| TOTAL ***** \$ <u>-0-</u> |                  |

TOTAL COSTS (OPENING BID) \$ 2801.49



**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Fax: 215-563-7009

Sue Moran  
Legal Assistant, Ext. 1253

Representing Lenders in  
Pennsylvania and New Jersey

April 2, 2013

Office of the Sheriff  
**COLUMBIA** County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran  
Enclosure

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 EUGENE P. GARDELLA AT:

224 SOUTH 4TH STREET  
CATAWISSA, PA 17820-1014

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: April 3, 2013

SERVED

Served and made known to EUGENE P. GARDELLA, Defendant on the 4<sup>th</sup> day of MARCH, 2013, at 5:27, 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, Height 5'10" Weight 140 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: 3/4/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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

Phelan Hallinan, L.L.P.  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215) 563-7000

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: April 3, 2013

SERVED

Served and made known to CYNTHIA R. GARDELLA, Defendant on the 4<sup>th</sup> day of MARCH, 2013, at 5:47 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>2</sup> Height 5'10" Weight 140 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: 3/4/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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

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

**AFFIDAVIT OF SERVICE**

**PLAINTIFF**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
STRUCTURED ASSET SECURITIES CORPORATION  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2**

**COLUMBIA COUNTY**

**PHS # 269842**

**DEFENDANT**

**BONNIE SMOYER A/K/A BONNIE L. SMOYER  
LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.**

**SERVICE TEAM/ las**

**COURT NO.: 2011-CV-1894-CV**

**SERVE LEONARD H. SMOYER A/K/A LEONARD H. SMOYER,  
JR. AT:  
160 SCHOOL HOUSE LANE  
BLOOMSBURG, PA 17815-7550**

**TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: May 8, 2013**

**SERVED**

Served and made known to LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. Defendant on the 6<sup>th</sup> day of MARCH, 2013, at 8:10 o'clock P.M., at 160 SCHOOL HOUSE LANE, in the manner described below:

- ☒ Defendant personally served. BLOOMSBURG, PA,  
☐ 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 Height 6'3" Weight 275 Race W Sex M 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: 3/6/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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**

**Phelan Hallinan, LLP  
1617 H.K. Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215) 563-7000**

AFFIDAVIT OF SERVICE

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
STRUCTURED ASSET SECURITIES CORPORATION  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

COLUMBIA COUNTY

PHS # 269842

DEFENDANT

BONNIE SMOYER A/K/A BONNIE L. SMOYER  
LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

SERVICE TEAM/ las

COURT NO.: 2011-CV-1894-CV

SERVE BONNIE SMOYER A/K/A BONNIE L. SMOYER AT:  
160 SCHOOL HOUSE LANE  
BLOOMSBURG, PA 17815-7550

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: May 8, 2013

SERVED

Served and made known to BONNIE SMOYER A/K/A BONNIE L. SMOYER, Defendant on the 6<sup>th</sup> day of MARCH, 2013, at

8:19 o'clock P. M., at 160 SCHOOL HOUSE LANE, in the manner described below:

☐ Defendant personally served. BLOOMSBURG, PA

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

Relationship is HUSBAND

☐ 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 Height 6'3" Weight 275 Race W Sex M 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: 3/6/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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

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

AFFIDAVIT OF SERVICE

PLAINTIFF  
PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I,  
LLC

COLUMBIA COUNTY

PHS # 301115

DEFENDANT  
DENNIS E. BANKES  
LEOMA BANKES

SERVICE TEAM/las  
COURT NO.: 2012-CV-1349

SERVE LEOMA BANKES AT:  
321 SUMMERHILL AVENUE  
APARTMENT B  
BERWICK, PA 18603-1460

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: April 3, 2013

SERVED

Served and made known to LEOMA BANKES, Defendant on the 3<sup>RD</sup> day of MARCH, 2013, at 1:15, o'clock P. M., at 321 SUMMERHILL AVE APT B, in the manner described below:

- ☒ Defendant personally served. BERWICK, PA  
☐ 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 40 Height 5'4" Weight 165 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: 3/3/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that 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

Phelan Hallinan, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215) 563 7000

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**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, APRIL 03, 2013**

**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

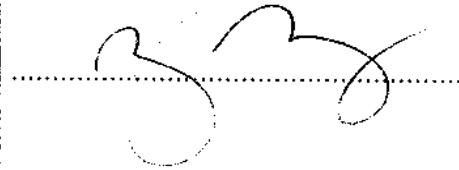
Seized and taken into execution to be sold as the property of EUGENE GARDELLA, CYNTHIA GARDELLA in suit of WELLS FARGO BANK N.A.

**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 faults 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 & SCHIMMIG LLP  
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is  
al office and place of business at 3185  
lumbia and State of Pennsylvania, and was  
s been published daily, continuously in said  
attached notice March 13, 20, 27, 2013  
r designated agent of the owner or publisher of  
published; that neither the affiant nor Press  
d notice and advertisement and that all of the  
place, and character of publication are true.



1<sup>st</sup> day of March 2013



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and  
..for publishing the foregoing notice, and the

2013 County & Municipality  
CATAWISSA BORO  
CHECKS PAYABLE TO:

WILIA CLARK  
8 SOUTH STREET  
CATAWISSA PA 17820

EVERY TUESDAY: 6:30PM - 8PM  
SEPT MAY 1 - JUNE 16, SEPT 1 - OCT 15  
OCT 31 - APPT. ONLY  
570-356-2189

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

TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

| FOR: COLUMBIA County     |            |       | DATE                             |                                 | BILL NO.                 |        |
|--------------------------|------------|-------|----------------------------------|---------------------------------|--------------------------|--------|
|                          |            |       | 03/01/2013                       |                                 | 12238                    |        |
| DESCRIPTION              | ASSESSMENT | MILLS | LESS DISCOUNT                    | TAX AMOUNT DUE                  | INCL. PENALTY            |        |
| GENERAL                  | 16,871     | 9.146 | 151,211                          | 154.30                          | 169.73                   |        |
| SINKING                  |            | 1.345 | 22.24                            | 22.69                           | 24.99                    |        |
| FIRE TAX                 |            | 1     | 16.53                            | 16.87                           | 18.66                    |        |
| BORO RE                  |            | 5.42  | 89.61                            | 91.44                           | 100.56                   |        |
| PAY THIS AMOUNT          |            |       | 279.59                           | 285.30                          | 313.83                   |        |
|                          |            |       | April 30<br>If paid on or before | June 30<br>If paid on or before | June 30<br>If paid after |        |
| CITY TWP                 |            |       |                                  |                                 |                          |        |
| Discount                 | 2 %        | 2 %   |                                  |                                 |                          |        |
| Penalty                  | 10 %       | 10 %  |                                  |                                 |                          |        |
| PARCEL: 08-06-076-00,000 |            |       |                                  |                                 |                          |        |
| 224 S FOURTH ST          |            |       |                                  |                                 |                          |        |
| .1088 Acres              |            |       |                                  |                                 |                          |        |
| Land                     |            |       |                                  |                                 |                          | 2,000  |
| Buildings                |            |       |                                  |                                 |                          | 14,871 |
| Total Assessment         |            |       |                                  |                                 |                          | 16,871 |

This tax returned  
to courthouse on:  
January 1, 2014

FILE COPY



Plaintiff : NO.: 2011-CV-1883

vs.

: 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 April 3, 2013 at 9:00 AM 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.)



# Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

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

March 28, 2013

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

Dear Sheriff Chamberlain:

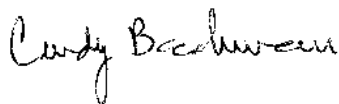
As of today's date, the following is the water utility amount owed to Catawissa Water Authority by the above referenced property.

Eugene & Cynthia Gardella - 224 South 4th St., Catawissa, PA \$38.00

We understand the property is scheduled for Sheriff's Sale on April 3, 2013.

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

Sincerely,



Cindy Bachman  
Superintendent  
Catawissa Water Authority

Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

# Statement

Phone Number: (570)-356-2561

STATEMENT DATE: 04/01/2013

ACCOUNT NUMBER: 000200-00

CUSTOMER:  
EUGENE GARDELLA &  
CINDY GARDELLA  
224 S. FOURTH ST  
CATAWISSA , PA 17820-

SERVICE ADDRESS:  
224 S 4TH ST

|   |                 |
|---|-----------------|
| PREVIOUS BALANCE                              | \$17.80         |
| CURRENT CHARGES                               | \$422.65        |
| <b>TOTAL AMOUNT DUE IF PAID BY 04/22/2013</b> |                 |
|   | <b>\$440.45</b> |

---

RETURN THIS PORTION WITH YOUR PAYMENT

Catawissa Borough  
307 Main Street  
Catawissa PA 17820-

ACCOUNT NO: 000200-00

CUSTOMER: EUGENE GARDELLA &  
CINDY GARDELLA  
224 S. FOURTH ST  
CATAWISSA , PA 17820-

AMOUNT REMITTED: \_\_\_\_\_

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

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

March 22, 2013

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 April 3, 2013 due to the following: Service of NOS.

The Property is to be relisted for the May 8, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
ERIN MOORE for  
Phelan Hallinan, LLP

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

**Phelan Hallinan LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** Erin Moore  
**Fax:** 1-570-389-5625 **Date:** March 22, 2013  
**Phone:** **Pages:** 1  
**Re:** Postpone Sale Date - 04/03/2013 **CC:**  
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☒ **Please Reply** ☐ **Please Recycle**

**•Comments:**

Good Morning,

We would like to postpone our scheduled sheriff sale for 30 Days. Currently the sale is set for 04/03/2013 at 9:00am. Please provide a new sale date and time as soon as possible.

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

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,

Erin Moore

Fax - 215-563-8656

*Sale May 8, 2013 9:00 AM*

PHS#269082

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

KIM ZIELINSKI  
Legal Assistant, 1328

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 04/03/2013 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, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP  
Melissa J. Cantwell, Esq., Id. No.308912  
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".



Melissa J. Cantwell, Esq., Id. No.308912  
Attorney for Plaintiff

MAR 13 2013

Date: \_\_\_\_\_

**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.

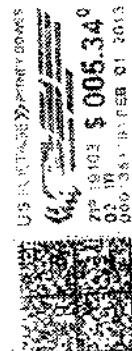


Address of  
Sender

Ernest Halpin, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

PAS/MWR - 4/3/13 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address   | Postage |
|------|----------------|--|---------|
| 1    | ****           | TENANT/OCCUPANT<br>224 SOUTH 4TH STREET<br>CATAWISSA, PA 17820-1014  | \$0.44  |
| 2    | ****           | COMMONWEALTH OF PENNSYLVANIA<br>BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION<br>6TH FLOOR, STRAWBERRY SQ.<br>DEPT 280601<br>HARRISBURG, PA 17128                    | \$0.44  |
| 3    | ****           | DEPARTMENT OF PUBLIC WELFARE,<br>TPL CASUALTY UNIT,<br>ESTATE RECOVERY PROGRAM<br>P.O. BOX 8486<br>WILLOW OAK BUILDING<br>HARRISBURG, PA 17105-8486                        | \$0.44  |
| 4    | ****           | HOMEPLUS FINANCE CORPORATION<br>2143 SOUTH SEPULVEDA BOULEVARD<br>LOS ANGELES, CA 90025  | \$0.44  |
| 5    | ****           | HOMEPLUS FINANCE CORPORATION<br>C/O US RECORDINGS<br>2915 COUNTRY DRIVE<br>ST. PAUL, MN 55177  | \$0.44  |
| 6    | ****           | DOMESTIC RELATIONS OF<br>COLUMBIA COUNTY<br>COLUMBIA COUNTY COURTHOUSE<br>P.O. BOX 380<br>BLOOMSBURG, PA 17815   | \$0.44  |
| 7    | ****           | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF WELFARE<br>P.O. BOX 1675<br>HARRISBURG, PA 17105   | \$0.44  |
| 8    | ****           | INTERNAL REVENUE SERVICE ADVISORY<br>1000 LIBERTY AVENUE ROOM 704<br>PITTSBURGH, PA 15222  | \$0.44  |
| 9    | ****           | U.S. DEPARTMENT OF JUSTICE<br>U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA<br>FEDERAL BUILDING<br>228 WALNUT STREET, SUITE 220<br>PO BOX 11754<br>HARRISBURG, PA 17108-1754 | \$0.44  |
|      |                | RE: EUGENIO GARDELLA (COLUMBIA) PHS # 165002/1031 Page 1 of 1 Writ Team  | \$3.96  |



|  |   |   |   |
|--|---|---|---|
| Total Number of<br>Pieces Listed by Sender | Total Number of Pieces<br>Received at Post Office | Postmaster, Per (Name of<br>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 R500.5013 and R502.1 for limitations of coverage. |
|--|---|---|---|

Form 3877 Facsimile

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

|  |   |                       |
|--|---|-----------------------|
| WELLS FARGO BANK, N.A., S/B/M TO WELLS | : | Court of Common Pleas |
| FARGO HOME MORTGAGE, INC., F/K/A       | : |                       |
| NORWEST MORTGAGE, INC.                 | : | Civil Division        |
| Plaintiff                              | : |                       |
|  | : | COLUMBIA County       |
| vs.                                    | : |                       |
|  | : | No.: 2011-CV-1883     |
| EUGENE P. GARDELLA                     | : | No.: 2012-ED-56       |
| CYNTHIA R. GARDELLA                    | : |                       |
| Defendants                             | : |                       |

**ORDER**

AND NOW, this 11<sup>th</sup> day of March, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

|                                 |                    |
|---------------------------------|--------------------|
| Principal Balance               | \$43,284.37        |
| Interest Through March 23, 2013 | \$7,504.83         |
| Late Charges                    | \$158.13           |
| Legal fees                      | \$1,675.00         |
| Cost of Suit and Title          | \$1,165.34         |
| Sheriff's Sale Costs            | \$1,350.00         |
| Property Inspections            | \$635.00           |
| Appraisal/Brokers Price Opinion | \$180.00           |
| Escrow Deficit                  | \$2,616.49         |
| Suspense/Misc. Credits          | (\$103.10)         |
| <b>TOTAL</b>                    | <b>\$58,466.06</b> |

Plus interest at six percent per annum.

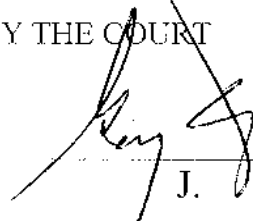
Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 MAR 12 A 11:09

FILED  
PROTHONOTARY

  
J.

# 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

02/28/2013 07:43 AM - DEPUTY SCOTT MAYERNICK, 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.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

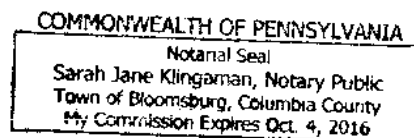
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

February 28, 2013

NOTARY

Affirmed and subscribed to before me this

28TH day of FEBRUARY, 2013



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

# 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 - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 02/18/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 224 SOUTH 4TH STREET  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 2-28-13

Time: 07:43

Deputy: 4

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. \_\_\_\_\_

(POSTING)

2011CV1883

224 SOUTH 4TH STREET, CATAWISSA, PA 17820

EXP: 02/18/2013

# 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

01/18/2013 11:40 AM - DEPUTY CHARLES CARROLL, 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.

  
CHARLES CARROLL, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 18, 2013

NOTARY

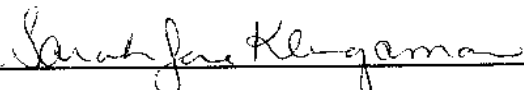
Affirmed and subscribed to before me this

18TH day of JANUARY, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public,  
Town of Broomfield, Columbia County  
My Commission Expires Oct. 4, 2016



LAN HALLINAN & SCHIMMIG LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

# 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

01/18/2013 11:40 AM - DEPUTY CHARLES CARROLL, 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.

  
CHARLES CARROLL, DEPUTY

SO ANSWERS,

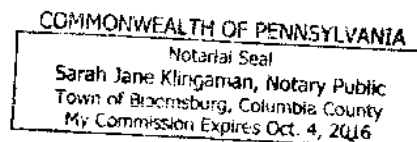
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

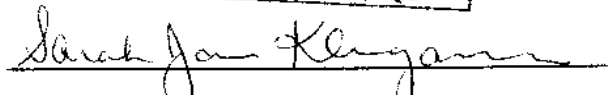
January 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of JANUARY, 2013





LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

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

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: ~~4~~ 5.<sup>00</sup>

Cert. NO: 13543

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 01/30/2013

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

By: Columbia County Sheriff

Per: Tim Chamberlain

# 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> | 02/18/2013 |
| <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<br>CATAWISSA, PA 17820 |
| <b>Phone:</b>             | DOB:  |
| <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>        | DEBTOR                                  |                 |      |
| <b>Date:</b>            | 1/18/13                                 | <b>Time:</b>    | 1140 |
| <b>Deputy:</b>          | S-945-11                                | <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: 02/18/2013



# 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> | 02/18/2013 |
| <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<br>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 GARDELLA                                   |                 |      |
| <b>Relation:</b>        | WIFE OF EUGENE                                     |                 |      |
| <b>Date:</b>            | 1/18/13  | <b>Time:</b>    | 1140 |
| <b>Deputy:</b>          | S-9-95-4   | <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: 02/18/2013

# 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: 02/18/2013

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:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted Other

Adult In Charge: *Served via MAIL Buy of Tax Catawissa Res.*

Relation:

Date: 1/15/13

Time: 1135

Deputy: 3-945-4

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

|          |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|
| Date:    |  |  |  |  |  |  |
| Time:    |  |  |  |  |  |  |
| Mileage: |  |  |  |  |  |  |
| Deputy:  |  |  |  |  |  |  |

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

CLARK, PAULA

2011CV1883

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 02/18/2013

# 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> | 02/18/2013 |
| <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<br>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> | KIMBERLY RHOADES                               |                 |      |
| <b>Relation:</b>        | SECRETARY                                      |                 |      |
| <b>Date:</b>            | 11/18/13                                       | <b>Time:</b>    | 1130 |
| <b>Deputy:</b>          | 5945-11  | <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: 02/18/2013

# 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> | 02/18/2013 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | CATAWISSA WATER AUTHORITY                  |
| <b>Primary Address:</b>   | 19 SCHOOLHOUSE ROAD<br>CATAWISSA, PA 17820 |
| <b>Phone:</b>             | <b>DOB:</b>                                |
| <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> | ALICE SNYDER                                     |                 |      |
| <b>Relation:</b>        | SECRETARY  |                 |      |
| <b>Date:</b>            | 1/18/13  | <b>Time:</b>    | 1125 |
| <b>Deputy:</b>          | 5-9 & 5-11                                       | <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 WATER AUTH

2011CV1883

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 02/18/2013

# 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> | 02/18/2013 |
| <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<br>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> | HEATHER HYATT  |
| <b>Relation:</b>        | TAX OFF CLERK  |
| <b>Date:</b>            | 1/18/13  |
| <b>Time:</b>            | 1040   |
| <b>Deputy:</b>          | 59411  |
| <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 C

2011CV1883

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/18/2013

# 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> | 02/18/2013 |
| <b>Notes:</b>    | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS |                 |            |
|                  |  |                 |            |

### Serve To:

|                           |  |
|---------------------------|--|
| <b>Name:</b>              | Domestic Relations Office of Columbia Cou                |
| <b>Primary Address:</b>   | 11 WEST MAIN STREET<br>2ND FLOOR<br>Bloomsburg, PA 17815 |
| <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> | Garon Richendrfer                                  |
| <b>Relation:</b>        | clerk II   |
| <b>Date:</b>            | 1-18-13  |
| <b>Time:</b>            | 10:45  |
| <b>Deputy:</b>          | S-905-11   |
| <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 OF 2011CV1883 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 02/18/2013

Document Receipt

---

Trans # 11859 Carrier / service: POST 2PM 1/18/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000020011

Doc Ref #: 11ED2013

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 11858 Carrier / service: POST 2PM 1/18/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020004

DEPARTMENT 281230

Doc Ref #: 11ED2013

HARRISBURG PA 17128



Document Receipt

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Trans # 11857 Carrier / service: POST 2PM 1/18/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000019992

Doc Ref #: 11ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 11856 Carrier / service: POST 2PM 1/18/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000019985

Doc Ref #: 11ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 11855 Carrier / service: POST 2PM 1/18/2013

Ship to: 11855

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000019978

Doc Ref #: 11ED2013

HARRISBURG PA 17108

Document Receipt

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Trans # 11854 Carrier / service: POST 2PM 1/18/2013

Ship to: 11854

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000019961

Doc Ref #: 11ED2013

PITTSBURGH PA 15222

Document Receipt

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Trans # 11853 Carrier / service: POST 2PM 1/18/2013

Ship to: 11853

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019954

Doc Ref #: 11ED2013

HARRIBURG PA 17105

Document Receipt

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Trans # 11852 Carrier / service: POST 2PM 1/18/2013

Ship to: 11852

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000019947

Doc Ref #: 11ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 11850 Carrier / service: POST 2PM 1/18/2013

Ship to: 11850

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000019930

Doc Ref #: 11ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 11849 Carrier / service: POST 2PM 1/18/2013

Ship to: 11849

HOMEPLUS FINANCE CORPORATION

C/O US RECORDINGS

2925 COUNTRY DRIVE

Tracking #: 9171924291001000019923

Doc Ref #: 11ED2013

ST. PAUL MN 55177



Document Receipt

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Trans # 11848 Carrier / service: POST 2PM 1/18/2013

Ship to: 11848

HOMEPLUS FINANCE CORPORATION

2143 SOUTH SEPULVEDA BOULEVARD

Tracking #: 9171924291001000019916

Doc Ref #: 11ED2013

LOS ANGELES CA 90025

# REAL ESTATE OUTLINE

ED # 11-13

DATE RECEIVED 1-17-13  
DOCKET AND INDEX 1-18-13

## CHECK FOR PROPER INFO.

|                               |                                     |                    |
|-------------------------------|-------------------------------------|--------------------|
| WRIT OF EXECUTION             | <input checked="" type="checkbox"/> |                    |
| COPY OF DESCRIPTION           | <input checked="" type="checkbox"/> |                    |
| WHEREABOUTS OF LKA            | <input checked="" type="checkbox"/> |                    |
| NON-MILITARY AFFIDAVIT        | <input checked="" type="checkbox"/> |                    |
| NOTICES OF SHERIFF SALE       | <input checked="" type="checkbox"/> |                    |
| WAIVER OF WATCHMAN            | <input checked="" type="checkbox"/> |                    |
| AFFIDAVIT OF LIENS LIST       | <input checked="" type="checkbox"/> |                    |
| CHECK FOR \$1,350.00 OR _____ | <input checked="" type="checkbox"/> | CK# <u>1264886</u> |

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

|                          |                                    |                  |
|--------------------------|------------------------------------|------------------|
| SALE DATE                | <u>Apr 3, 13</u>                   | TIME <u>0900</u> |
| POSTING DATE             | <u>Feb. 28, 13</u>                 |                  |
| ADV. DATES FOR NEWSPAPER | 1 <sup>ST</sup> WEEK <u>Mar 13</u> |                  |
|                          | 2 <sup>ND</sup> WEEK <u>20</u>     |                  |
|                          | 3 <sup>RD</sup> WEEK <u>27, 13</u> |                  |

# 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, APRIL 03, 2013**  
**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

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**Pa.R.C.P. 3180-3183 and Rule 32:**

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  
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 01-17-13  
(SEAL)

PHS # 269082

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1883

2013-ED-11

COLUMBIA COUNTY

Barbara N. Silvette, acting  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Proth & Clerk of Sev. Courts  
My Comm. Expires 12/31/2014  
4

## **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

PHELAN HALLINAN, LLP  
Meredith Wooters, Esq., Id. No.307207  
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)

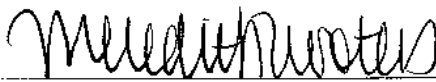
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2011-CV-1883**  
:  
: **COLUMBIA COUNTY**  
:

**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, LLP**  
Meredith Wooters, Esq., Id. No.307207  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
Meredith Wooters, Esq., Id. No.307207  
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>:</b> | <b>COLUMBIA COUNTY</b>          |
| <b>MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.</b>      | <b>:</b> |                                 |
|  | <b>:</b> | <b>COURT OF COMMON PLEAS</b>    |
|  | <b>:</b> |                                 |
| <b>vs.</b>   | <b>:</b> | <b>CIVIL DIVISION</b>           |
|  | <b>:</b> |                                 |
| <b>EUGENE P. GARDELLA</b>                                | <b>:</b> | <b>NO.: <u>2011-CV-1883</u></b> |
| <b>CYNTHIA R. GARDELLA</b>                               | <b>:</b> |                                 |

**VERIFICATION OF NON-MILITARY SERVICE**

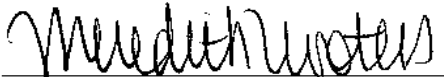
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 last known address is 224 SOUTH 4TH STREET, CATAWISSA, PA 17820-1014.

(c) that defendant CYNTHIA R. GARDELLA is over 18 years of age and last known address is 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, LLP**  
Meredith Wooters, Esq., Id. No.307207  
Attorney 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**  
:  
: **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)

**HOMEPLUS FINANCE CORPORATION**

**2143 SOUTH SEPULVEDA BOULEVARD  
LOS ANGELES, CA 90025**

**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: 1/15/13

By: Meredith Wooters  
**Phelan Hallinan, LLP**  
Meredith Wooters, Esq., Id. No.307207  
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  
:  
:  
: COLUMBIA COUNTY  
:

vs.

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, LLP**

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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 and CYNTHIA R. GARDELLA

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2011-CV-1883

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-CV-1883

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

Telephone Number

(215)563-7000

Date

11/15/13

**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'S 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<br>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> |
|---|--------------------------|

|  |   |
|--|---|
| Defendant<br>EUGENE P. GARDELLA<br>CYNTHIA R. GARDELLA | Type or Writ of Complaint<br>EXECUTION/NOTICE OF SALE |
|--|---|

|                               |   |
|-------------------------------|---|
| <b>SERVE</b><br><br><b>AT</b> | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.<br><u>EUGENE P. GARDELLA</u><br>ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)<br><u>224 SOUTH 4TH STREET, 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<br><i>Meredith Wooten</i><br>Defendant<br>ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400<br>Philadelphia, PA 19103-1814 | Telephone Number<br>(215)563-7000 | Date<br><u>1/15/13</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<br><br>of _____ 20____ | <table style="width: 100%;"> <tr> <td style="width: 80%;">SO ANSWERS<br/>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<br>Signature of Dep. Sheriff | Date | Signature of Sheriff | Date | Sheriff of _____ |  |
| SO ANSWERS<br>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

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.  
CYNTHIA R. 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.

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|  |                                   |                 |
|--|-----------------------------------|-----------------|
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|--|-----------------------------------|-----------------|

### 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<br>of _____ 20__ | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS<br/>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<br>Signature of Dep. Sheriff | Date | Signature of Sheriff | Date | Sheriff of |  |
| SO ANSWERS<br>Signature of Dep. Sheriff                              | Date   |   |      |                      |      |            |  |
| Signature of Sheriff   | Date   |   |      |                      |      |            |  |
| Sheriff of   |  |   |      |                      |      |            |  |