

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
FRANCIS MCGADY  
BETH ANN MCGADY  
UNITED STATES OF AMERICA

**Attorney for the Plaintiff:**  
MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

**Sheriff's Sale Date:** Wednesday, November 9, 2016

**Writ of Execution No. :** 2014CV299

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

**Location of the real estate:** 212 WEST 3RD STREET, MIFFLINVILLE, PA 18635

## 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	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$955.32
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Surcharge	\$140.00
Tax Claim Search	\$5.00

**Total Sheriff Costs** **\$1,853.32**

## Municipal Costs

Sewer	\$470.55
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**Total Municipal Costs** **\$470.55**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs** **\$67.00**

**Grand Total:** **\$2,390.87**

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

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 209532  
Customer:  
SHERIFF

Invoice Date: 12/02/2016 3:04:48 PM  
Last Change:

RECEIPT  
Receipt By: WALK-IN

Reg/Drw ID: 0101  
By: TSA

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$67.00	201609617	MIFFLIN TOWNSHIP
	Grantor - MCGADY, FRANCIS G		12/02/16 3:04:50 PM	
	Grantee - WELLS FARGO HOME MORTGAGE INC			
	Consideration - \$2,438.69			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$35.50		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst info: SHERIFF'S DEED			
	TOTAL CHARGES	\$67.00		
	PAYMENTS			
	CHECK: 7631 - SHERIFF	\$67.00		
	TOTAL PAYMENTS	\$67.00		
	AMOUNT DUE	\$67.00		
	PAYMENT ON INVOICE	(\$67.00)		
	BALANCE DUE ON INVOICE	\$0.00		

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

WELLS FARGO BANK NA

VS FRANCIS & BETII MCGADY

NO. 157-2015 ED

NO. 299-2014 JD

DATE/TIME OF SALE Nov. 9, 2016 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2390.87

POUNDAGE - 2% OF BID \$ 47.82

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

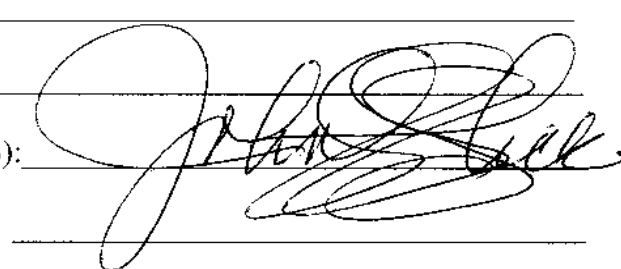
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2438.69

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

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

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

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



TOTAL DUE: \$ 2438.69

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1088.69



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
F 614-220-5611 | F 614-220-5613

November 17, 2016

Columbia County Sheriff  
Timothy Chamberlain  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir or Madam:

Our office is the attorney on the Writ for the above-referenced sale. Please be advised that we are assigning the bid to **Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., 3476 Stateview Boulevard, Fort Mill, South Carolina 29715**. Please issue the Deed to the specified assignee.

Also enclosed are the following:

- a check in the amount of \$1,040.87, representing the amount due per the cost sheet. If any additional amount is due, please contact me and I will forward it immediately;
- two (2) original Realty Transfer Tax Affidavits of Value;
- a copy of the Mortgage and Assignment of Mortgage (if applicable)
- a self-addressed, stamped envelope for return of the deed.

Please bill us for any unpaid costs or refund any excess from our advance.

Should you have any questions, please feel free to contact me at 614-917-1866 or email [stheuer@manleydeas.com](mailto:stheuer@manleydeas.com).

Very truly yours,  
MANLEY DEAS KOCHALSKI LLC

By: Saskia Theuer  
Saskia Theuer, Paralegal Post Sale

Enclosures

15-021294\_ST



**pennsylvania**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

Name Saskia Theuer	Telephone Number: 614-917-1866		
Mailing Address P. O. Box 165028	City Columbus	State OH	ZIP Code 43216-5028

### B. TRANSFER DATA

Date of Acceptance of Document 11/09/2016			
Grantor(s)/Lessor(s) Sheriff of Columbia County	Telephone Number: 570-389-5622	Grantee(s)/Lessee(s) Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc.	Telephone Number: 800-678-7986
Mailing Address 35 West Main Street, P.O. Box 380		Mailing Address 3476 Stateview Boulevard	
City Bloomsburg	State PA	ZIP Code 17815	
		City Fort Mill	State SC
		ZIP Code 29715	

### C. REAL ESTATE LOCATION

Street Address 218 West 3rd Street	City, Township, Borough Township of Mifflin
County Columbia	School District Central Columbia SD
	Tax Parcel Number 23-05A-040-00-000

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 2,390.87	2. Other Consideration +0.00	3. Total Consideration = 2,390.87
4. County Assessed Value 22,193.00	5. Common Level Ratio Factor x3.69	6. Computed Value = 81,892.17

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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### 2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or Intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party  
Saskia Theuer

Date  
11/10/2016

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

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

001327

	DATE	AMOUNT
Pay <b>One Thousand Forty dollars and 87 cents*****</b>	11/18/2016	\$1040.87

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815

15-021294, 2014-CV-299, McGady

*Manley Deas*

⑈001327⑈ ⑆074900657⑆ 9001045366⑈

47.82

11-22 left mess,

**Manley Deas Kochalski LLC**

Pennsylvania Operations, PO Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**FIRST MERCHANTS BANK**

Columbus, OH 43214  
25-280/440

001362

	DATE	AMOUNT
Pay <b>Forty Seven dollars and 82 cents*****</b>	11/29/2016	\$47.82

to the Order of :

Columbia County Sheriff  
35 W. Main Street  
PO Box 380  
Bloomsburg, PA, 17815



15-021294, 2014-CV-299, McGady

⑈001362⑈ ⑆074900657⑆ 9001045366⑈

**MANLEY DEAS KOCHALSKI LLC  
P.O. BOX 165028  
COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815





MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

October 5, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for October 5, 2016 at 9:00AM in the above captioned matter has been continued until November 9, 2016 at 9:00AM.

Dated: October 5, 2016

By: 

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Manley Deas Kochalski LLC

P. O. Box 165028

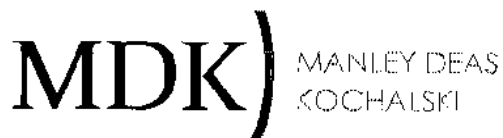
Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)

Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

October 5, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Please continue the sheriff sale set for October 5, 2016 to November 9, 2016. A copy of the Order to continue sale was delivered this morning by our local counsel and I have attached another.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
PROTHONOTARY  
2016 OCT -5 A 8:15  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, this 5<sup>th</sup> day of Oct, 2016, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for October 5, 2016 is continued until November 9, 2016 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the October 5, 2016 sheriff sale.

BY THE COURT:

15/ Thomas A. James Jr.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
PROTHONOTARY  
2016 OCT -5 A 8:15  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

**ORDER OF COURT**

AND NOW, this 5<sup>th</sup> day of Oct., 2016, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for October 5, 2016 is continued until November 9, 2016 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the October 5, 2016 sheriff sale.

BY THE COURT:

*15/ Thomas A. James Jr.*

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2016 OCT -5 A 8:07

FILED  
PROTHONOTARY

**MOTION TO CONTINUE SHERIFF SALE AND DISPENSE WITH NEW NOTICE  
PURSUANT TO Pa.R.C.P. 3129.3(1)**

AND NOW, comes Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc. ("Plaintiff"), by and through its attorneys, Manley Deas Kochalski LLC, and files its Motion to Continue Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) as follows:

1. On or about August 1, 2014, Plaintiff obtained a judgment in mortgage foreclosure against the Defendants at the above-captioned term and number ("Judgment").
2. Pursuant to said Judgment, the Plaintiff caused the property subject to the Judgment, being 218 West 3rd Street, Mifflinville, PA 18631 ("Mortgaged Premises") to be scheduled for sale by the Sheriff of Columbia County on January 27, 2016.

3. The SCRA searches on the Defense Manpower Data Center experienced a glitch and could be inaccurate and in order to make sure the SCRA searches are accurate Plaintiff directed the Sheriff of Columbia County to continue the sale of the Mortgaged Premises from October 5, 2016 to November 9, 2016.

4. Pursuant to Pa.R.C.P. 3129.3(1), new notice is required to be given as required by Pa.R.C.P. 3129.2(a), if the sale of real property is stayed, continued, postponed or adjourned, "except as provided in subdivision (b) or by special Order of the Court."

5. No parties-in-interest will be prejudiced by this continuance, since the Sheriff will be directed to announce the continued sheriff sale date at the October 5, 2016 sheriff sale.

6. Consequently, Plaintiff requests the sheriff sale scheduled for October 5, 2016 be continued pursuant to Pa.R.C.P. 3129.3(1) to November 9, 2016, and the requirement that advertisement be made and new notice be provided to Defendants, lienholders and other parties of interest be waived.

WHEREFORE, Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., requests this Honorable Court to enter a special Order of Court pursuant to Pa.R.C.P. 3129.3(1) continuing the sheriff sale for October 5, 2016 to November 9, 2016 and dispense with the requirement that advertisement be made and a new notice be provided to Defendants, lienholders or other parties of interest.

Dated: October 4, 2016

By: 

Kimberly A. Bonner, Esquire (89705)

Scott A. Dietterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

☒ Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Manley Deas Kochalski LLC

P. O. Box 165028

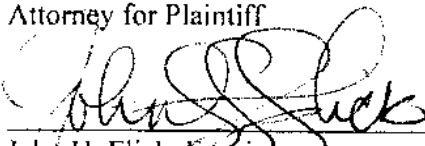
Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)

Attorney for Plaintiff

  
John H. Flick, Esquire

Local Counsel for Plaintiff



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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

CIVIL DIVISION

Docket No.: 2014-CV-299

Plaintiff,  
vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

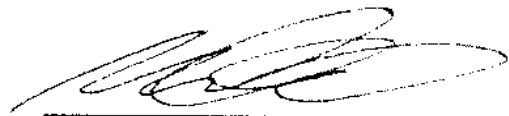
**CERTIFICATE OF SERVICE**

I, the undersigned, hereby certify that a copy of the foregoing Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) has been served upon the individuals listed below by U.S. mail, first class, postage prepaid, this 4/27 day of October, 2016:

United States of America, 228 Walnut Street, Suite 220, Harrisburg, PA 17108-1754

Francis McGady, AKA Francis G. McGady, 218 West 3rd Street, Mifflinville, PA 18631

Beth Ann McGady, 212 West 3rd Street, Bloomsburg, PA 18631



Kimberly A. Bonner, Esquire  
Scott A. Dietterick, Esquire  
Kimberly J. Hong, Esquire  
Michael E. Carleton, Esquire  
Meredith H. Wooters, Esquire  
Justin F. Kobeski, Esquire  
Matthew P. Curry, Esquire  
Holly N. Wolf, Esquire



September 29, 2016

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

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

**VS.**

**FRANCIS G. MCGADY & BETH ANN MCGADY**

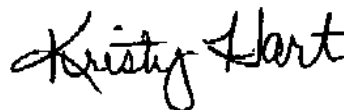
**NO: 2014-CV-299**

Dear Timothy:

The amount due on the sewer account #703670 for the property located at 212 West Third Street, Mifflinville, Pa through December 31, 2016 is \$470.55.

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

Sincerely,



Kristy Hart  
Authority Clerk

*Hearing Impaired 711*

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

1108 Freas Avenue • Berwick, Pennsylvania 18603

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



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

July 26, 2016

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosure

15-021294\_AT

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

**Pa.R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Alex Throckmorton, a Legal Assistant with the firm of Manley Deas Kochalski LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc. ("Plaintiff"), being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants Francis McGady, AKA Francis G. McGady and Beth Ann McGady are the record owners of the real property.
2. On or about December 1, 2015, Defendant Francis McGady, AKA Francis G. McGady was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Sheriff's Service at the address of the mortgaged premises, 218 West 3rd Street, Mifflinville, PA 18631. A true and correct copy of said Return of Service is marked Exhibit "A", attached hereto and made a part hereof.

3. On or about December 1, 2015, Defendant Beth Ann McGady was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Sheriff's Service at the address of 212 West 3rd Street, Bloomsburg, PA 18631. A true and correct copy of said Return of Service is marked Exhibit "B", attached hereto and made a part hereof.

4. On or about May 2, 2016, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, postage pre-paid, with a Certificate of Mailing. True and correct copies of said Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.


  
Signature

Alex Throckmorton  
Printed Name  
Legal Assistant  
Manley Deas Kochalski LLC

7/28/16  
Date

Sworn to/affirmed and subscribed before me, a notary public, by Alex Throckmorton on this 28 day of July 2016.

My Commission Expires: 11-09-19

  
Notary Public

NOTARY SEAL:



Lori C. Drake  
Notary Public, State of Ohio  
My Commission Expires 11-09-19

15-021294\_AT

# EXHIBIT A

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
FRANCIS MCGADY (et al.)

Case Number  
2014CV299

## SHERIFF'S RETURN OF SERVICE

12/01/2015 10:00 AM - DEPUTY SCOTT MAYERNICK, 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 BETH ANN MCGADY WIFE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR FRANCIS MCGADY AT 218 WEST 3RD STREET, MIFFLINVILLE, PA 18631.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

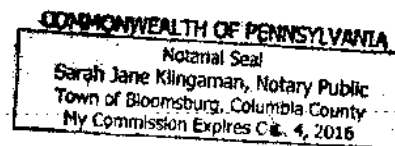
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

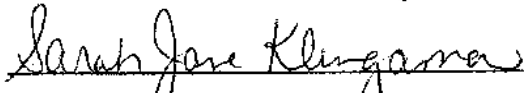
December 14, 2015

NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





Plaintiff Attorney: MANLEY DEAN KOCHANSKI LLC, P.O. BOX 165028, COLUMBUS, OH 43216-5028

(c) CountySuite Sheriff, Tetracore, Inc.

# EXHIBIT B



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
FRANCIS MCGADY (et al.)


Case Number  
2014CV299

## SHERIFF'S RETURN OF SERVICE

12/01/2015 10:00 AM - DEPUTY SCOTT MAYERNICK, 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: BETH ANN MCGADY AT 212 WEST 3RD STREET, MIFFLINVILLE, PA 18631.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

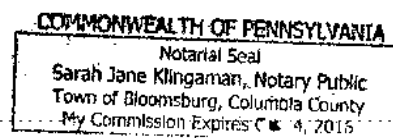
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

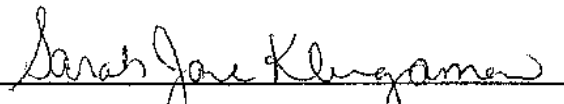
December 14, 2015

### NOTARY

Affirmed and subscribed to before me this

14TH day of DECEMBER, 2015





Plaintiff Attorney: MAUREE DEAS KOCHALSKI LLC, P.O. BOX 65028, COLUMBUS, OH 43265-0288

by CountySuite Sheriff, TeleSuite, Inc.

# EXHIBIT C

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS form may be used for domestic and international mail

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

11 West Main Street, 2nd Floor

Bloomsburg, PA 17815

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

**CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS**



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** PA DEPT. OF REVENUE – INHERITANCE TAX  
DIVISION

6<sup>th</sup> Floor, Strawberry Square

Dept. 280601

Harrisburg, PA 17128-0601

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** UNKNOWN TENANT OR TENANTS

218 West 3rd Street

Millinville, PA 18631

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

From: Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: UNKNOWN SPOUSE

218 West 3rd Street

Millinville, PA 18631

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

To: CITIBANK (SOUTH DAKOTA) N.A.

701 East 60th North

Sioux Falls, SD 57104

County of P.Q.: Columbia

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of  
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form  
may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** CITIBANK (SOUTH DAKOTA) N.A.

Postmark Here

P.O. Box 356

West Chester, PA 19381

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065



**Certificate Of  
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form  
may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** DEPARTMENT OF TREASURY, INTERNAL REVENUE  
SERVICE, WITH SERVICE UPON U.S. ATTORNEY  
GENERAL

Postmark Here

10th & Constitution Avenue North West  
#5111

Washington, District of Columbia 20530

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** COLUMBIA COUNTY HOUSING CORPORATION

700 Sawmill Road

Suite 101

Bloomsburg, PA 17815

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here

May



**Certificate Of Mailing**

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

**To:** UNKNOWN SPOUSE

212 West 3rd Street

Bloomsburg, PA 18631

County of P.Q.: Columbia

PS Form 3817, April 2007 PSN 7530-02-000-9065

Postmark Here

May

CERTIFICATION OF MAILING- NOTICE TO LIENHOLDERS



**Certificate Of  
Mailing**

To pay fee, affix stamps or  
meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing. This form may be used for domestic and international mail.

**From:** Jana Fridfinnsdottir, Esquire

c/o Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

1

1

1

**To:** COLUMBIA COUNTY TAX CLAIM BUREAU

Postmark Here

11 West Main Street

Main Street County Annex

Bloomsburg, PA 17815

County of P.Q.: Columbia

MAY  
15  
2007

PS Form 3817, April 2007 PSN 7530-02-000-9065



**MANLEY DEAS KOCHALSKI LLC**  
**P.O. BOX 165028**  
**COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

August 3, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

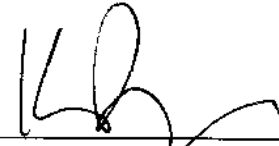
CIVIL DIVISION

Docket No.: 2014-CV-299

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for August 3, 2016 at 9:00AM in the above captioned matter has been continued until October 5, 2016 at 9:00AM.

Dated: August 3, 2016

By:   
Kimberly A. Bonner, Esquire (89705) ✓  
Scott A. Dietterick, Esquire (55650)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Matthew P. Curry, Esquire (322229)  
Holly N. Wolf, Esquire (322153)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: kaborner@manleydeas.com  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
2016 AUG -2 P 2:23  
CLERK OF COURT

ORDER OF COURT

AND NOW, this 2 day of August, 2016, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for August 3, 2016 is continued until October 5, 2016 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the August 3, 2016 sheriff sale.

BY THE COURT:

15 Thomas A James, Jr.

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
PROthonary  
2014 AUG -2 P 3 16  
CLERK OF COURT

**MOTION TO CONTINUE SHERIFF SALE AND DISPENSE WITH NEW NOTICE  
PURSUANT TO Pa.R.C.P. 3129.3(1)**

AND NOW, comes Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc. ("Plaintiff"), by and through its attorneys, Manley Deas Kochalski LLC, and files its Motion to Continue Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) as follows:

1. On or about August 1, 2014, Plaintiff obtained a judgment in mortgage foreclosure against the Defendants at the above-captioned term and number ("Judgment").

2. Pursuant to said Judgment, the Plaintiff caused the property subject to the Judgment, being 218 West 3rd Street, Mifflinville, PA 18631 ("Mortgaged Premises") to be scheduled for sale by the Sheriff of Columbia County on January 27, 2016.

3. Plaintiff is reviewing the loan for loss mitigation options and Plaintiff directed the Sheriff of Columbia County to continue the sale of the Mortgaged Premises from January 27, 2016 to April 6, 2016 and to continue the sale of the Mortgaged Premises from April 6, 2016 to June 8, 2016 and to continue the sale of the Mortgaged Premises from June 8, 2016 to August 3, 2016 and to continue the sale of the Mortgaged Premises from August 3, 2016 to October 5, 2016.

4. Pursuant to Pa.R.C.P. 3129.3(1), new notice is required to be given as required by Pa.R.C.P. 3129.2(a), if the sale of real property is stayed, continued, postponed or adjourned, "except as provided in subdivision (b) or by special Order of the Court."

5. No parties-in-interest will be prejudiced by this continuance, since the Sheriff will be directed to announce the continued sheriff sale date at the August 3, 2016 sheriff sale.

6. Consequently, Plaintiff requests the sheriff sale scheduled for August 3, 2016 be continued pursuant to Pa.R.C.P. 3129.3(1) to October 5, 2016, and the requirement that advertisement be made and new notice be provided to Defendants, lienholders and other parties of interest be waived.

WHEREFORE, Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., requests this Honorable Court to enter a special Order of Court pursuant to Pa.R.C.P. 3129.3(1) continuing the sheriff sale for August 3, 2016 to October 5, 2016 and dispense with the requirement that advertisement be made and a new notice be provided to Defendants, lienholders or other parties of interest.

Dated: August 2, 2016

By: 

Kimberly A. Bonner, Esquire (89705)

Scott A. Dieterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Matthew P. Curry, Esquire (322229)

Holly N. Wolf, Esquire (322153)

Manley Deas Kochalski LLC

P. O. Box 165028

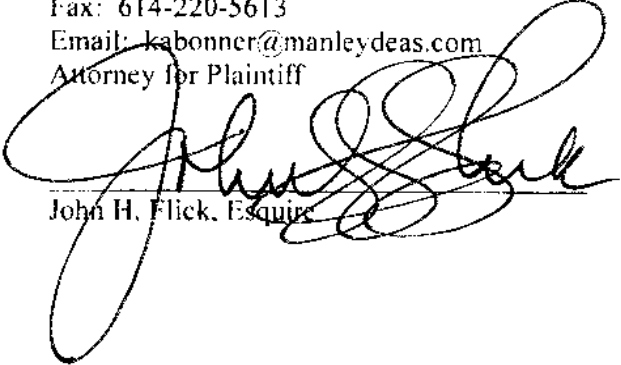
Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)

Attorney for Plaintiff

  
John H. Flick, Esquire



MANLEYDEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

July 26, 2016

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Enclosed please find a copy of an executed Affidavit of Service of Defendant/Owner and Other Parties of Interest Pursuant to Rule 3129.2 regarding the above referenced matter.

If you have any questions or concerns, please do not hesitate to contact our office at 614-220-5611.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosure

15-021294\_AT



**MANLEY DEAS KOCHALSKI LLC**  
**P.O. BOX 165028**  
**COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

June 9, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for June 8, 2016 at 9:00AM in the above captioned matter has been continued until August 3, 2016 at 9:00AM.

Dated: June 9, 2016

By: 

Kimberly A. Bonner, Esquire (89705)✓

Scott A. Dieterick, Esquire (55650)

Kimberly J. Hong, Esquire (74950)

Michael E. Carleton, Esquire (203009)

Meredith H. Wooters, Esquire (307207)

Justin F. Kobeski, Esquire (200392)

Holly N. Wolf, Esquire (322153)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: kbonner@manleydeas.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
PROTHONOTARY  
2016 JUN 7 AM 9 12  
CLERK OF COURT'S OFFICE  
COUNTY OF COLUMBIA, PA

ORDER OF COURT

AND NOW, this 3<sup>d</sup> day of June, 2016 upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for June 8, 2016 is continued until August 3, 2016 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the June 8, 2016 sheriff sale.

BY THE COURT.





MANLEY DEAS, LLC

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611 | F 614-220-5613

April 29, 2016

Columbia County Sheriff  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Enclosed please find a copy of an Amended Affidavit Pursuant to Rule 3129.1 regarding the above referenced matter.

If you should have any questions, please do not hesitate to contact me at 614-917-1764.

BY: Alex Throckmorton  
Alex Throckmorton, Legal Assistant  
P. O. Box 165028  
Columbus, OH 43216-5028  
Email: athrockmorton@manleydeas.com  
File No.: 15-021294  
614-220-5611; FAX 614-220-5613

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

Wells Fargo Bank, N.A., S/B/M to Wells  
Fargo Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**STATE OF OHIO** )  
 ) SS  
**COUNTY OF FRANKLIN** )

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, sets forth as of the date the Praecept for Writ of Execution was filed the following information concerning the real property located at 218 West 3rd Street, Mifflinville, PA 18631:

1. Name and Address of Owner(s) or Reputed Owner(s):

FRANCIS MCGADY, AKA FRANCIS G. MCGADY  
218 West 3rd Street  
Mifflinville, PA 18631

BETH ANN MCGADY  
212 West 3rd Street  
Bloomsburg, PA 18631

2. Name and Address of Defendant(s) in the Judgment:

FRANCIS MCGADY, AKA FRANCIS G. MCGADY  
218 West 3rd Street  
Mifflinville, PA 18631

BETH ANN MCGADY  
212 West 3rd Street  
Bloomsburg, PA 18631

UNITED STATES OF AMERICA  
228 Walnut Street, Suite 220  
Harrisburg, PA 17108-1754

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

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

CITIBANK (SOUTH DAKOTA) N.A.  
701 East 60th North  
Sioux Falls, SD 57104  
AND  
P.O. Box 356  
West Chester, PA 19381

COLUMBIA COUNTY HOUSING CORPORATION  
700 Sawmill Road  
Suite 101  
Bloomsburg, PA 17815

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

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

5. Name and Address of every other person who has any record lien on the property:

COLUMBIA COUNTY TAX CLAIM BUREAU  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE, WITH  
SERVICE UPON U.S. ATTORNEY GENERAL  
10th & Constitution Avenue North West #5111  
Washington, District of Columbia 20530

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
11 West Main Street, 2nd Floor  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
218 West 3rd Street  
Mifflinville, PA 18631

UNKNOWN SPOUSE  
218 West 3rd Street  
Mifflinville, PA 18631  
AND  
212 West 3rd Street  
Bloomsburg, PA 18631

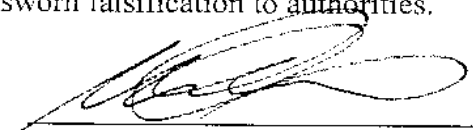
PA DEPT. OF REVENUE – INHERITANCE TAX DIVISION  
6<sup>th</sup> Floor, Strawberry Square  
Department 280601  
Harrisburg, PA 17128



I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

Dated:

4/29/16



Jana Fridfinnsdottir, Esquire (315944)  
Scott A. Dietterick, Esquire (55650)  
Kimberly A. Bonner, Esquire (89705)  
Kimberly J. Hong, Esquire (74950)  
Michael E. Carleton, Esquire (203009)  
Meredith H. Wooters, Esquire (307207)  
Justin F. Kobeski, Esquire (200392)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for April 6, 2016 at 9:00AM in the above captioned matter has been continued until June 8, 2016 at 9:00AM.

Dated: April 5, 2016

By: 

Jana Fridfinnsdottir, Esquire (315944)

Kimberly A. Bonner, Esquire (89705)

Kimberly J. Hong, Esquire (74950)

✓ Michael E. Carleton, Esquire (203009)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: jfridfinnsdottir@manleydeas.com

Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

P 614-220-5611 | F 614-220-5613

April 5, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
35 West Main Street  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
Francis McGady, AKA Francis G. McGady, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Please continue the sheriff sale set for April 6, 2016 to June 8, 2016. Please announce this continuance at the April 6, 2016 sheriff sale.

We have attached a copy of the signed Order of Court Continuing Sheriff's Sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

CIVIL DIVISION

Docket No.: 2014-CV-299

FILED  
PROTHONOTARY  
2016 MAR 31 PM 3 39  
CLERK OF THE COURT  
COLUMBIA COUNTY, PENNSYLVANIA

ORDER OF COURT

AND NOW, this 31 day of March, 2016, upon consideration of the Motion to Continue Sheriff Sale and Dispense with New Notice Pursuant to Pa.R.C.P. 3129.3(1) by Plaintiff, Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc., it is hereby **ORDERED, ADJUDGED and DECREED** that the sheriff sale scheduled for April 6, 2016 is continued until June 8, 2016 and the requirement that advertisement be made and new notice be provided to Defendants, lienholders or other parties in interest under Pa.R.C.P. 3129.2 is hereby waived. The postponement will be announced at the April 6, 2016 sheriff sale.

BY THE COURT:



**MANLEY DEAS KOCHALSKI LLC**  
**P.O. BOX 165028**  
**COLUMBUS OH 43216-5028**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815



MAIL@DEAS.COM

P.O. BOX 165028  
COLUMBUS, OH 43216  
P 614-220-5611, F 614-220-5613

January 26, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
United States of America, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Enclosed please find the following:

- an original Certificate of Filing in the above captioned matter.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures

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

Wells Fargo Bank, N.A., S/B/M to Wells Fargo  
Home Mortgage, Inc., F/K/A Norwest  
Mortgage, Inc.

Plaintiff,

vs.

United States of America; Francis McGady,  
AKA Francis G. McGady; Beth Ann McGady

Defendants.

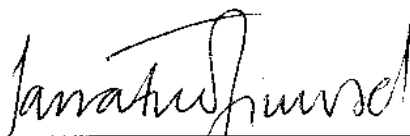
CIVIL DIVISION

Docket No.: 2014-CV-299

**CERTIFICATE OF FILING**

On this date, I sent to the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff Sale in the above-captioned matter showing the above referenced foreclosure sale scheduled for January 27, 2016 at 9:00AM in the above captioned matter has been continued until April 6, 2016 at 9:00AM.

Dated: January 28, 2016

By:   
Jana Fridfinnsdottir, Esquire (315944)  
Kimberly A. Bonner, Esquire (89705)  
Kimberly J. Hong, Esquire (74950)  
Meredith H. Wooters, Esquire (307207)  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff



MANLEYDEAS.COM

P.O. BOX 165028

COLUMBUS, OH 43216

F 614-220-5611 | F 614-220-5613

January 26, 2016

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A  
Norwest Mortgage, Inc. v.  
United States of America, et al.  
Property Address: 218 West 3rd Street, Mifflinville, PA 18631  
Docket No. 2014-CV-299  
Our File Number: 15-021294

Dear Sir/Madam:

Please continue the sheriff sale set for January 27, 2016 to April 6, 2016. Please announce this continuance at the January 27, 2016 sheriff sale.

Thank you for your assistance.

Very truly yours,

Manley Deas Kochalski LLC  
Enclosures



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 6, 13, 20, 2016 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  
*Paula J. Ream*

Sworn and subscribed to before me this 20<sup>th</sup> day of January 2016

.....  
*Harmon M. Beach*  
(Notary Public)



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

.....

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>84.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>493.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>955.32</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u> <u>100.00</u>
TOTAL ***** \$ <u>1205.32</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>470.56</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>470.56</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0</u>	

TOTAL COSTS (OPENING BID) \$ 2390.88

1350

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

REAL ESTATE TAX CERTIFICATION

Date: 01/21/2016

Fee: \$5.00

Cert. NO: 23196

MCGADY FRANCIS G & BETH ANN  
PO BOX 232  
MIFFLINVILLE PA 18631

District: MIFFLIN TWP  
Deed: 0183 -0594  
Location: 212 W THIRD ST  
Parcel Id: 23 -05A-040-00,000

Assessment: 22,193  
Balances as of 01/21/2016

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

By: Sheriff Per: \_\_\_\_\_

\*CERTIFICATION DOES NOT INCLUDE ANY 2016 REAL ESTATE TAX AMOUNTS



24 HOUR PHONE  
15701 784-6300

TO: Mitchell FROM: CCSD  
COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FAX NUMBER: \_\_\_\_\_ TOTAL NO. OF PAGES INCLUDING COVER: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_ SENDER'S REFERENCE NUMBER: \_\_\_\_\_  
RE \_\_\_\_\_ YOUR REFERENCE NUMBER: \_\_\_\_\_

NOTES/COMMENTS

$$A + t_n = M + t_{cheff}$$

2014 cv 289

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
6292	TX	001	916142205613	JAN.22	16:17	003	00h04min57s	G3	OK
			NG PAGE: 1,						

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000068731

THE PRUDENTIAL HOME  
500 EAST MONROE

SPRINGFIELD IL 62701

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