

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

Wells Fargo Bank vs Kobe. fa Buck  
NO. 116-08 ED NO. 626-08 JD

DATE/TIME OF SALE: Oct, 1 0:00

BID PRICE (INCLUDES COST) \$ 142,000.00

POUNDAGE - 2% OF BID \$ 2840.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4265.12

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 149,355.12

PURCHASER(S): X CATHERINE A. MEDEIROS

ADDRESS: X 837 FARLEY ROAD, BENSLEM, PA 19020

NAMES(S) ON DEED: X CATHERINE A. MEDEIROS

PURCHASER(S) SIGNATURE(S): Catherine A. Medeiros  
PH 380-2555 call 215-778-4307

TOTAL DUE: \$ 149,355.12

LESS DEPOSIT: \$ 15,000.00

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

TOTAL DUE IN 8 DAYS \$ 134,355.12



FIRST COLUMBIA BANK & TRUST CO.  
EAST ST OFFICE, 232 East Street, Bloomsburg, PA 17815

### STOP PAYMENT ORDER

**STOP PAYMENT REQUESTED BY**

Name: \_\_\_\_\_

**ACCOUNT NUMBER**

0000002511361314

Telephone: \_\_\_\_\_

☐ ACH**CHECK NUMBER**

00000004176

**AMOUNT**

\$ 133,795.90

**ISSUE DATE**

\_\_\_\_/\_\_\_\_/\_\_\_\_

**PAYEE**

PHELAN, HALLINAN &amp; SCHMIEG

**DATE STOP PAYMENT PLACED**

January 28, 2009

You direct FIRST COLUMBIA BANK & TRUST CO. ('we', 'our', or 'us') to comply with this Stop Payment Order on the item described above. If the item is a check we must receive this notice so that we have a reasonable time to act upon it prior to our final payment of the check. If the item is an electronic fund transfer (ACH or otherwise), we must receive this notice at least three (3) business days preceding the scheduled date for the payment of the item. We can not stop payment on an electronic fund transfer resulting from a point of sale transaction. We assume no responsibility for honoring this Stop Payment Order if the description of the item that you provided us is inaccurate or incomplete. If the check number is wrong or dollar amount is off by even a penny, our processing equipment may not catch the item in time. You will not hold us responsible if that happens.

You agree to hold us harmless from all costs and expenses we incur, including attorney's fees for consultation, at trial, and any appeals due to our refusal to pay the item. You agree not to hold us liable if the item is paid contrary to this Order and the payment is due to incorrect information you supplied.

This Order and other written orders are valid for six months from date Stop payment placed and automatically terminate six months from this date unless renewed in writing.

**CUSTOMER SIGNATURE(S)**

X \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Date

**IMPORTANT NOTICE.** If you have given us a stop payment order verbally, that stop payment order will be released 14 days from the day we received it unless you complete this form, sign it and return it to us before that date.

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Robert Buck  
 NO. 116-08 ED NO. 626-08 JD DATE/TIME OF SALE Oct. 1 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>7.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>475.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>786.80</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1006.80</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</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>230.23</u>
WATER	20	\$
TOTAL ***** \$ <u>230.23</u>		

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1728.53

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2008- 017

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN  
CERTIFICATE NO. 2008 – 017

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No 31-04F-060  
56,717 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – Collected By Sheriff

Mechanics and Municipal Claims – None

Mortgages: 1) Charles B. Buck, Sr. and Roberta E. Buck to Atlantic Regional (last assigned to Norwest Mortgage n/k/a Wells Fargo Bank  
Dated: 4-25-1997  
CCRB 653, pg 515  
\$129,000.00

Complaint in Mortgage Foreclosure filed on 4-8-2008, to #626 -CV- 2008  
Female Defendant served by Columbia County Sheriff on 4-9-2008  
Judgment in Mortgage Foreclosure filed 5-22-2008  
Writ of Execution # 116 ED- 2008 filed 6-25-2008 served  
by Columbia County Sheriff on June 27, 2008

2) Charles B. Buck Sr., and Roberta E. Buck to Laguna Capital last assigned to Wells Fargo Foothills, Inc.  
Dated: 9-18-1998  
CCRB 701, pg 68  
**Notified of sale by Regular Mail – postmarked 8-13-08**

Judgments – 1) Town & Country Leasing LLC vs. Charles Buck Sr. and Roberta E. Buck  
Filed 12-31-2002  
\$ 26,600.30  
**Notified of sale by Certified Mail on 6-28-08**

Bankruptcies: None of record in Columbia County

**Exceptions:** 1) Scott Twp. Sewer line right of way as recorded in CCRB 532, pg 567  
2) 6 foot utility easement noted in deed  
3) PPL rights-of-way

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2008 – 017 Effective Date: October 1, 2008,

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....  
Legal Description – See attached Exhibit A

Record Owner: Roberta E. Buck, Widow  
Title to the said premises is vested in Charles B. Buck, Sr., and Roberta E. Buck, husband and wife, by deed from William H. Bailey and Susan E. Bailey dated April 18, 1997, recorded April 25, 1997 in Columbia County Record Book 653, page 511.

## DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northern side of John Penn Circle in line of Lot No. 9;

THENCE by the eastern line of Lot No. 9 North 55 degrees East, 126 feet to a point, being the southern line of Lot No. 8;

THENCE by the same, South 43 degrees 10 minutes East, 180 feet to a point being the western side of Lot No. 11;

THENCE by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the northern side of John Penn's Circle;

THENCE by the same, North 35 degrees West, 203.31 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as LOT NO. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. UPON WHICH is erected a one-story frame and brick dwelling.

SUBJECT TO a 6-foot utility easement extending along the western and northern boundary lines of the above described premises.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William H. Bailey and Susan E. Bailey, his wife, by Deed from M. Carolyn Willisford, single, formerly Carolyn W. Fromm, dated 04/22/1997, recorded 04/25/1997, in Deed Book 653, page 507

Premises being: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815  
Tax Parcel #31-04F-060-00,000

28561

**PREMIER REAL ESTATE  
SETTLEMENT SERVICES, INC.**

ESCROW ACCOUNT  
38 WEST THIRD STREET  
BLOOMSBURG, PA 17815

PAY  
TO THE  
ORDER OF

Columbia County Sheriff

One Hundred Thirty-Four Thousand Three Hundred Fifty-Five and 12/100\*\*\*\*\* DOLLARS

\$ \*\*134,355.12

12/8/2008

60-593-313



Security features. Details on back.

MEMO

Medieros

*[Signature]*  
AUTHORIZED SIGNATURE

⑈028561⑈ ⑈031305936⑈ 2504951801⑈

PREMIER REAL ESTATE SETTLEMENT SERVICES, INC.

Columbia County Sheriff  
Income:Costs/Medieros

12/8/2008

134,355.12

28561

2008 PRESS

Medieros

134,355.12



# SHERIFF'S SALE

## Distribution Sheet

Wells Fargo Bank, N.A. vs. Roberta E. Buck

NO. 626-2008 JD  
 NO. 116-2008 ED

DATE OF SALE: October 1, 2008

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 1, 2008 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to John Medeiros and Catherine Medeiros for the price or sum of \$149,355.12 (One Hundred Forty Nine Thousand Three Hundred Fifty Five and 12/100 Dollars. John Medeiros and Catherine Medeiros being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>142,000.00</u>	
Poundage .....		<u>2,840.00</u>	
Transfer Taxes .....		<u>4,265.12</u>	
Total Needed to Purchase <u>Lien Search Cert. \$250.00</u>	\$	<u>149,355.12</u>	
Amount Paid Down .....		<u>15,000.00</u>	
Balance Needed to Purchase .....		<u>134,355.12</u>	

### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>465.00</u>	
Poundage .....		<u>2,840.00</u>	\$ <u>3,305.00</u>
Newspaper .....		<u>781.80</u>	
Printing .....		<u>-0-</u>	
Solicitor .....		<u>75.00</u>	
Columbia County Prothonotary .....		<u>10.00</u>	
Columbia County Recorder of Deeds -		<u>41.50</u>	
		<u>2,132.56</u>	
		<u>2,132.56</u>	
		<u>-0-</u>	
Tax Collector (		<u>5.00</u>	
Columbia County Tax Assessment Office .....		<u>160.00</u>	
State Treasurer .....		<u>230.00</u>	
Other: Sewer .....		<u>150.00</u>	
Web Posting .....		<u>10.00</u>	
Notary .....		<u>250.00</u>	
Lien Search Certificate .....		<u>9,283.65</u>	
TOTAL EXPENSES:	\$		

Total Needed to Purchase	\$	<u>149,355.12</u>
Less Expenses		<u>9,283.65</u>
Net to First Lien Holder		<u>132,445.90</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder	\$	<u>133,795.90</u>
Balance		<u>7,625.57</u>

Sheriff's Office, Bloomsburg, Pa.

November 13, 2008

So answers

(Wells Fargo Foothills)

Sheriff

**Columbia County Sheriff Office**  
**P.O.Box 380**  
**Bloomsburg, PA 17815**

570-389-5622

Fax: 570-389-5625

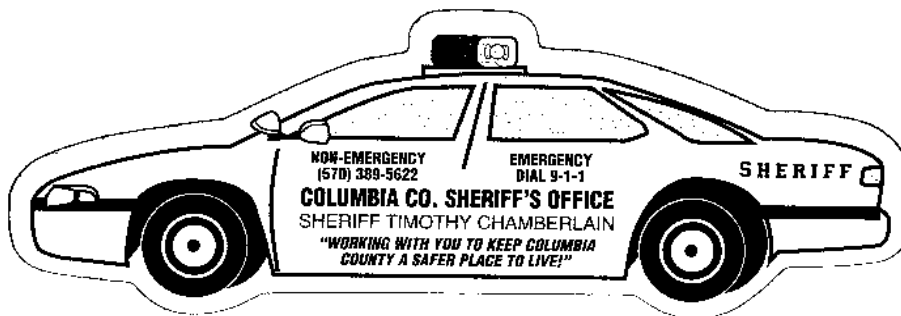
TO: Heather

FAX NUMBER: \_\_\_\_\_

FROM: Tim

NUMBER OF  
PAGES: 5

**IF YOU HAVE QUESTIONS OR CAN NOT READ THE FOLLOWING PAGES  
PLEASE CONTACT OUR OFFICE. THANK YOU.**



## Timothy Chamberlain

**From:** Dolores Harding [dharding2@tampabay.rr.com]  
**Sent:** Wednesday, October 29, 2008 9:39 AM  
**To:** 'Timothy Chamberlain'  
**Subject:** RE: Buck Sheriff Sale to Medeiros

Hi Tim-

Can you make the Grantees on the Roberta Buck deed -

John Medeiros and Catherine Medeiros- as joint tenants with the right of survivorship and not as tenants in common.

The language on the deed needs to have that whole phrase.

Thanks

Dolores

-----Original Message-----

**From:** Timothy Chamberlain [mailto:tchamber@columbiapa.org]  
**Sent:** Monday, October 27, 2008 3:03 PM  
**To:** dharding2@tampabay.rr.com  
**Subject:** RE: Buck Sheriff Sale to Medeiros

Ok, thank you  
 Tim

-----Original Message-----

**From:** Dolores Harding [mailto:dharding2@tampabay.rr.com]  
**Sent:** Monday, October 27, 2008 2:41 PM  
**To:** 'Timothy Chamberlain'  
**Subject:** RE: Buck Sheriff Sale to Medeiros

Tim,

Wells Fargo Foothills had a second mortgage - they were served according to the 3129(2) I think - I don't have my papers down here, but see if there isn't an address for them. Perhaps Wells Fargo- the foreclosing mortgage company can provide you with some info, too - I think this Wells Fargo Foothills must be a subsidiary of the regular Wells Fargo.

I might be back before it closes- she hasn't let me know when it's scheduled for as yet.

10/29/2008

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6/28*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

720  
 7007 0710 0002 9631 4678  
 Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 0710 0002 9631 4685  
 Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *6/30*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

07 0710 0002 9631 4753  
 Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7110 0002 9631 4715  
 Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

1007 0710 0002 9631 4739  
 Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

007 0710 0002 9631 4722  
 Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7110 0002 9631 4701  
 Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

0710 0002 9631 4691  
 Receipt

1

PF SALE

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature *[Signature]* ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) *[Signature]* C. Date of Delivery *JUN 30 2008*  
 D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

Dolores

-----Original Message-----

**From:** Timothy Chamberlain [mailto:tchamber@columbiapa.org]

**Sent:** Monday, October 27, 2008 12:13 PM

**To:** dharding2@tampabay.rr.com

**Subject:** RE: Buck Sheriff Sale to Medeiros

Dolores,

I will fax the cost sheet and send the deed. I did collect the transfer tax and I have proceeds left over (\$7,625.57) should it go the the defendant?

Tim

-----Original Message-----

**From:** Dolores Harding [mailto:dharding2@tampabay.rr.com]

**Sent:** Saturday, October 25, 2008 10:01 AM

**To:** tchamber@columbiapa.org

**Cc:** 'Heather Williams'

**Subject:** Buck Sheriff Sale to Medeiros

Hi Tim

We got the commitment from Bank of America on the Buck to Cathy Medeiros (2403 John Penn Circle) Sale. Heather from our office will be contacting you to schedule so we can pay you and get the deed. In the meantime can you fax her at 784-6075 the cost sheet so she knows what Cathy put down and what she still owes. Also the deed should be to John Medeiros and Catherine Medeiros - can you also email her or fax her a proposed deed. If I remember correctly, the amount Cathy owes you includes the 2% transfer tax, right? So Heather shouldn't collect it again on the closing statement. I'm copying Heather with this message so if you need her email it's on the top. I hope you had a good weekend.

Dolores Harding

**Timothy Chamberlain**

**To:** dharding2@tampabay.rr.com

**Subject:** RE: Buck Sheriff Sale to Medeiros

-----Original Message-----

**From:** Dolores Harding [mailto:dharding2@tampabay.rr.com]

**Sent:** Saturday, October 25, 2008 10:01 AM

**To:** tchamber@columbiapa.org

**Cc:** 'Heather Williams'

**Subject:** Buck Sheriff Sale to Medeiros

Hi Tim

We got the commitment from Bank of America on the Buck to Cathy Medeiros (2403 John Penn Circle) Sale. Heather from our office will be contacting you to schedule so we can pay you and get the deed. In the meantime can you fax her at 784-6075 the cost sheet so she knows what Cathy put down and what she still owes. Also the deed should be to John Medeiros and Catherine Medeiros - can you also email her or fax her a proposed deed. If I remember correctly, the amount Cathy owes you includes the 2% transfer tax, right? So Heather shouldn't collect it again on the closing statement. I'm copying Heather with this message so if you need her email it's on the top. Hope you had a good weekend.

Dolores Harding

10/27/2008

**PHELAN HALLINAN & SCHMIEG, LLP**

**Suite 1400**

**1617 JFK Boulevard**

**Philadelphia, PA 19103-1814**

**215-563-7000**

**Fax: 215-567-0072**

**Nora.ferrer@fedphe.com**

Nora Ferrer  
Extension 1477

Representing Lenders in  
Pennsylvania and New Jersey

October 2, 2008

**VIA REGULAR MAIL**

Office of the Sheriff  
Columbia County  
35 W. Main Street  
Bloomsburg, PA 17815  
ATTN: Real Estate Division

RE: Wells Fargo Bank, N.A.  
vRoberta E. Buck  
Premises: 2403 John Penn Circle  
Bloomsburg, PA 17815  
Court No.: 2008-CV-626  
Sale Price: \$142,000.00

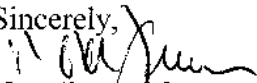
Dear Sir or Madam:

Please be advised that our office represents the plaintiff, Wells Fargo Bank, N.A., with respect to the Sale of this property. As you know our office entered a judgment in the amount of \$119,994.24 on May 16, 2008.

Unfortunately, our client incurred additional expenditures associated with the above referenced action for the payment of taxes, hazard insurance and other charges since the filing of the foreclosure Complaint. These amounts were not included in our mortgage foreclosure judgment because they were incurred after the filing of the complaint. However, these charges can be included in the amount to be distributed to our client in accordance with recent Pennsylvania case law. Specifically, the Superior Court of Pennsylvania held in the case of Extraco Mortgage v. Williams, 2002 WL 1737474 (Pa. Super 2002), that payments for taxes, insurance, and other costs relate back to the date of the Mortgage for priority and that those amounts can be collected in distribution of third party sale proceeds even if they were not claimed in the mortgage foreclosure Complaint or included in the judgment amount. A copy of the decision is attached hereto for your reference.

iew this matter with the title company insuring distribution and ensure that the distribution reflects the proper amount due. Once the Schedule of Distribution is completed, we would greatly appreciate it if your office could fax us a copy at the above fax number.

Thank you for your cooperation with respect to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,  
  
Nora Ferret for  
Phelan Hallinan &



# -SHERIFF'S SALE -

## Distribution Sheet

VS. \_\_\_\_\_

NO. \_\_\_\_\_ JD

DATE OF SALE: \_\_\_\_\_

NO. \_\_\_\_\_ ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) 10-1 and (time) 0900, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to \_\_\_\_\_ for the price or sum of \_\_\_\_\_ Dollars.

\_\_\_\_\_ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>142,000.00</u>	
Poundage .....	<u>2840.00</u>	
Transfer Taxes .....	<u>4255.12</u>	
Total Needed to Purchase .....	<u>149,095.12</u>	\$ <u>149,095.12</u>
Amount Paid Down .....		<u>15,000.00</u>
Balance Needed to Purchase .....		<u>134,095.12</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>465.00</u>	
Poundage .....	<u>2840.00</u>	\$ <u>3305.00</u>
Newspaper .....		<u>781.80</u>
Printing .....		<u>-0-</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>41.50</u>
	Realty transfer taxes	<u>2132.86</u>
	State stamps	<u>2132.76</u>
Tax Collector (	)	<u>-0-</u>
Columbia County Tax Assessment Office .....		<u>5.00</u>
State Treasurer .....		<u>160.00</u>
Other: <u>Sever</u>		<u>230.23</u>
<u>web.</u>		<u>150.00</u>
<u>Net.</u>		<u>10.00</u>
<u>per</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>9283.65</u>

Total Needed to Purchase	\$ <u>149,095.12</u>	
Less Expenses	<u>9283.65</u>	
Net to First Lien Holder	<u>132,411.90</u>	
Plus Deposit	<u>1350.00</u>	
Total to First Lien Holder	\$ <u>133,795.90</u>	
Balance		\$ <u>5,7625.57</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

\_\_\_\_\_  
Sheriff

**PHELAN HALLINAN & SCHMIEG, L.L.P.**

By: Daniel G. Schmieg, Esquire

Atty. I.D. No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Wells Fargo Bank, N.A.

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS  
CIVIL DIVISION

Plaintiff

v.

Roberta E. Buck  
2403 John Penn Circle  
Bloomsburg, PA 17815

NO. 2008-CV-626

**CLAIM**

To the Sheriff of Columbia County, Pennsylvania:

Plaintiff, Wells Fargo Bank, N.A., by and through its attorney, Phelan Hallinan & Schmieg, L.L.P., does hereby file a Claim against the Proceeds of a Sheriff's Sale held on October 1st, 2008 of premises situate at 2403 John Penn Circle, Bloomsburg, PA 17815. Wells Fargo Bank, N.A. is the holder of a mortgage recorded May 8, 1997 in Volume Book 687, Page 397.

Principal	\$	113,128.08
Interest	\$	8,814.52
Corporate Advance	\$	2,745.00
Escrow Advances	\$	1,887.26
Late Charges	\$	198.54
Property Preservation	\$	4,742.50
Inspection/ Appraisal	\$	930.00

---

<b>Sub-Total</b>	<b>\$</b>	<b>132,445.90</b>
------------------	-----------	-------------------

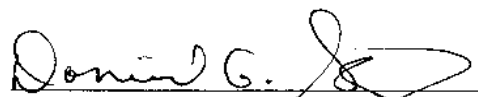
**Reimbursement of**

<b>Sheriff's Deposit</b>	<b>\$</b>	<b>1,350.00</b>
--------------------------	-----------	-----------------

---

<b>Total</b>	<b>\$</b>	<b>133,795.90</b>
--------------	-----------	-------------------

Date: Oct 3, 2008

  
Daniel G. Schmieg, Esquire

FORM 103721-1106  
03000510



PNC Bank, National Association  
Northeast PA

No. 2651228

60-1/313

CASHIER'S CHECK

DATE OCTOBER 01, 2008

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

FIFTEEN THOUSAND AND 00 / 100

\$ 15,000.00

DOLLARS

CATHERINE A MEDEIROS

REMITTER

PNC Bank, National Association

*Catherine Keiber*  
OFFICIAL SIGNATURE

⑈02651228⑈ ⑆031300012⑆

9015003061⑈

TO:8668379986 COMPANY:

FL9-700-03-18  
 BANK OF AMERICA, N.A.  
 CONSUMER REAL ESTATE 2694  
 P.O. BOX 46140  
 JACKSONVILLE, FL 322326140

**Bank of America** 

SEPTEMBER 25, 2008

CATHERINE MEDIEROS  
 837 FARLEY RD  
 BENSALEM, PA 19020

RE: Real Estate Loan Approval/Commitment  
 Loan #: 6801100501

Dear CATHERINE MEDIEROS

Congratulations! Your real estate loan has been approved subject to the items listed on the enclosed Conditions Addendum. Because we value your business and appreciate you as our customer, you will enjoy savings on costs associated with your home purchase, and receive other benefits. Your savings start right away with no application fee, no appraisal fee, no credit report fee and Bank of America will even pay for the fees charged by closing agents to close the loan and title companies to issue the title insurance policy\*. An escrow/impound account is not required. These are just a few of the benefits and savings offered exclusively for our customers and is only available at Bank of America.

**Loan Description:**

Property Address: , PA 99999-9999  
 Loan Type: NFMP 30-YR FXD CONF  
 Occupancy: OWNER OCCUPIED  
 Property Type: RESIDENTIAL/SINGLE FAMILY  
 Purpose: PURCHASE

**The following loan terms apply:**

Loan Amount: \$ 120,000.00  
 Rate: (SEE RATE OPTION)  
 Term: 360  
 Discount Points: (SEE RATE OPTION)  
 Origination Fee: .00  
 Prepayment Fee: NO  
 Conversion Option: NO  
 SALES PRICE: \$ 150,000.00

Estimated Principal & Interest Payment: \$ 709.85  
 Estimated Total Payment (including escrow & BPP (if applicable)): \$ 709.85

TO:8666379986 COMPANY:

FLOATING RATE OPTION: YOUR INTEREST RATE AND POINTS ARE NOT LOCKED. IF RATES INCREASE, YOUR LOAN MAY REQUIRE RE-EVALUATION WHEN YOUR RATE AND POINTS ARE SET.

This approval is effective through JANUARY 07, 2009, provided that there is no material change in your credit standing or financial position, and there has been no impairment in the condition of the real property from that described in the property valuation made or to be made in connection with your application. If your loan does not fund by this date, we may re-evaluate your loan approval and may require additional information and/or change the terms of the loan.

If the items listed on the Conditions Addendum are not received in our office by DECEMBER 08, 2008, we will assume that you do not wish to proceed with your credit request and will give no further consideration to your request. If you're not ready to continue with your application at the present time, we look forward to working with you in the future.

We remain committed to exceeding the level of service you expect and deserve and sincerely appreciate your interest in the products that Bank of America, N.A., offers. If you have questions regarding any of the information provided in this loan approval letter, please contact your Bank of America representative.

Sincerely,

Loan Representative: RICHMOND BUYER READY  
Telephone Number: (888) 868-4883  
Fax Number: (866) 864-7880  
Mailing Address: P.O. BOX 45140  
JACKSONVILLE, FL 322325140

Email Address:

\*For customers who qualify, Bank of America will waive or pay all fees for services or products required by Bank of America in order to grant credit to the customer for the purchase of a primary residence. Fees do not include (and the Bank will not pay for): (1) taxes (including, but not limited to, property taxes, recording taxes, document stamp taxes, intangible taxes or other similar taxes); (2) interest, including, but not limited to, prepaid interest or discount points; (3) fees related to owning the home and not directly related to the granting of credit, including, but not limited to, property insurance (e.g., flood insurance and hazard insurance), homeowner's association fees, special assessments and other similar fees; or (4) fees for products or services voluntarily chosen by the customer. This offer also does not address any fees you may incur after closing of the loan, such as late payment fees, mortgage release fees, or other fees associated with the servicing of the loan. This offer is available on applications for certain first mortgages from individuals to purchase a 1-4 unit owner-occupied family residence or second homes. You must be an existing Bank of America customer. This offer is available in select geographic areas only and the real property securing the mortgage must be located in those select geographic locations. We may report to the IRS the value of any benefits of this program to you and any applicable taxes are your responsibility. Please consult your tax advisor. Offer not available through independent mortgage brokers approved to sell Bank of America mortgage products. Offer is non-transferable and subject to change without notice. Normal credit standards apply.

## KNOW ALL MEN BY THESE PRESENTS,

That I, Timothy T. Chamberlain, Sheriff of the County of Columbia in the State of Pennsylvania, for and in consideration of the sum of \$149,355.12 (One Hundred Forty Nine Thousand Threc Hundred Fifty Five and 12/100 dollars to me in hand paid, do hereby grant and convey to John Medeiros and Catherine Medeiros, 837 Farley Road, Bensalem, PA 19020

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the northern side of John Penn Circle in line of Lot No. 9; THENCE by the eastern line of Lot No. 9 North 55 degrees East, 126 feet to a point, being the southern line of Lot No. 8; THENCE by the same, South 43 degrees 10 minutes East, 180 feet to a point being the western side of Lot No. 11; THENCE by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the northern side of John Penn's Circle; THENCE by the same, North 35 degrees West, 203.31 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as LOT No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. UPON WHICH is erected a one-story frame and brick dwelling. SUBJECT TO a 6-foot utility easement extending along the western and northern boundary lines of the above described premises.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William H. Bailey and Susan E. Bailey, his wife, by Deed from M. Carolyn Willisford, single, formerly Carolyn W. Fromm, dated 04/22/1997, recorded 04/25/1997, in Deed Book 653, page 507

Premises being: 2403 JOHN PENN CIRCLE,  
BLOOMSBURG, PA 17815

Tax Parcel #31-04F-060-00,000

I DO HEREBY CERTIFY that the precise address of the within GRANTEE is: 837 Farley Road, Bensalem, PA 19020

---

Timothy T. Chamberlain  
Sheriff of Columbia County

The same having been sold by me to the said grantee on the 1<sup>ST</sup> day of October Anno Domini Two Thousand Eight, after due advertisement according to law, under and by virtue of a writ of Execution 116-2008 issued on the 26<sup>TH</sup> day of June Anno Domini Two Thousand Eight out of the Court of Common Pleas of the County of Columbia and State of Pennsylvania as of Term, 2008 Number 626, at the suit of Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc. F/K/A Norwest Mortgage, Inc., A California Corporation

against Roberta E. Buck

In Witness Whereof, I have hereunto affixed my signature this day of Anno Domini Two Thousand Eight.

---

Timothy T. Chamberlain  
Sheriff of Columbia County

Commonwealth of Pennsylvania, ss,

Before the undersigned, Tami B. Kline Prothonotary of the Court of Common Pleas of Columbia County, Pennsylvania, personally appeared Timothy T. Chamberlain, Sheriff of Columbia County aforesaid, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that said Deed might be recorded.

Witness my hand and the seal of the said Court, this day of Anno Domini Two Thousand Eight.

---

Tami B. Kline Prothonotary

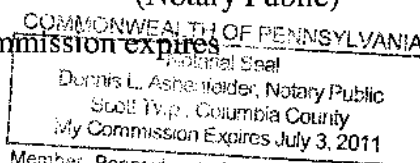
IT            PEN    Y            A  
C            EC            .

Paula J. Barry 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 September 10, 17, 24, 2008 as printed and published; 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.

Sworn and subscribed to before me this 24th day of September 2008.

(Notary Public)

My commission expires



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.



SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

September 5, 2008

Sheriff of Columbia County  
Attention: Timothy T. Chamberlain  
Court House – PO Box 380  
Bloomsburg, PA 17815

Reference:       Docket# 116ED2008     JD# 626JD2008  
                      Roberta Buck  
                      2403 John Penn Circle  
                      Bloomsburg, PA 17815

Dear Tim:

Scott Township Authority at this time has – “User Fees” for Ms. Buck at the property in question for the sale, which is to take place on October 1, 2008 for \$230.23. The balance in question is the amount due up to and including October 1, 2008.

Sincerely,



Sharon Keller  
Administrative Assistant

cc: File

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 388  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-8300

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

Docket # 116ED2008

MORTGAGE FORECLOSURE

ROBERTA E. BUCK

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 27, 2008, AT 10:10 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON ROBERTA BUCK AT 16 RIDGECREST DRIVE, BLOOMSBURG BY  
HANDING TO ROBERTA BUCK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JUNE 27, 2008

*Barbara J. Smith*  
NOTARY PUBLIC *Chief Deputy*

*Prothon & Clerk of Sec. Courts*  
*1700 2nd Fl. 2 Monday 12. 2012*

*Timothy T. Chamberlain*

X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

*J. Arter*  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WELLS FARGO BANK NA

VS.

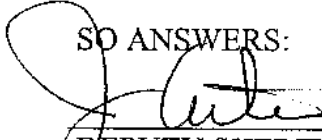
ROBERTA BUCK

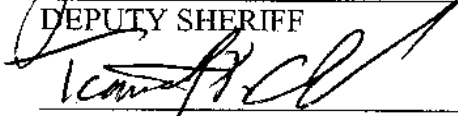
WRIT OF EXECUTION #116 OF 2008 ED

POSTING OF PROPERTY

August 27, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERTA BUCK AT 2403 JOHN PENN CIRCLE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

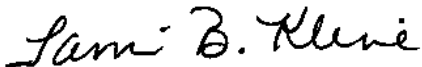
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 27<sup>TH</sup> DAY OF AUGUST 2008



**Proth & Clerk of Sev. Courts  
My Com. Ex. 1<sup>st</sup> Monday in 2012**

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/26/2008

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
ROBERTA BUCK
16 RIDGECREST DRIVE
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON ROBERTA

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 6-27-8 TIME 2:10 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-27-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/26/2008

SERVICE# 7 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DROPED IN MAIL BOX

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-27-8 TIME 1000 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. C. C.

DATE 6-27-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/26/2008

SERVICE# 8 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SCOTT TWP SEWER
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Sharon Kellee

RELATIONSHIP Adm ASST IDENTIFICATION \_\_\_\_\_

DATE 6-27-08 TIME 0945 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

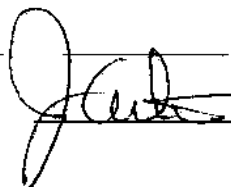
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 6-27-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/26/2008

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
2403 JOHN PENN CIRCLE
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Empty House Posted Front Door

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 6-27-8 TIME 0935 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 6-27-8

FROM :

FAX NO. :

Jun. 24 2002 11:13PM P1

CENTRAL COLUMBIA SCHOOL DIST		2008 SCHOOL REAL ESTATE DATE 07/01/2008		BILL# 024503 TAXCOLLECTOR COPY			
SCOTT TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	56717	34.310	1907.04	1945.96	2140.56
H. James Hock							
2626 Old Berwick Road							
Bloomsburg, PA 17815							
INSTALLMENT PLAN		ASSESSED VALUE					
<input type="checkbox"/> First Installment	648.65				1907.04	1945.96	2140.56
<input type="checkbox"/> Second Installment	648.65						
<input type="checkbox"/> Final Installment	648.66						
		PAID ON			IF PAID ON	IF PAID ON	IF PAID
					OR BEFORE	OR BEFORE	AFTER
					AUG 31	OCT 31	NOV 1

M

A

Z

L

T

O

BUCK CHARLES B & ROBERTA E SR  
2403 JOHN PENN CIRCLE  
BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 31 04F06000000		23265
Land		
0653-0507	9148.00	
0.60 ACRES	47869.00	

SCHOOL PENALTY AT 10%

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 1, 2009.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 349-6615

PHONE  
(717) 349-5622

24 HOUR PHONE  
(717) 784-6388

Thursday, June 26, 2008

**H. JAMES HOCK-TAX COLLECTOR**  
2626 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815-

**WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**  
VS  
**ROBERTA E. BUCK**

DOCKET # 116ED2008

JD # 626JD2008

Dear Sir:



Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
W/K/A NORWEST MORTGAGE, INC., A  
CALIFORNIA CORPORATION  
1476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

Plaintiff,

v.

**ROBERTA E. BUCK  
6 RIDGECREST DRIVE  
LOOMSBURG, PA 17815**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-626**

*2008-ED-116*

Defendant(s).  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: ROBERTA E. BUCK**

**16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Your house (real estate) at **2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on October 1, 2008, at 9:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$119,994.24 obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**, (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:

The Sale will be cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**, 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. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment was improperly entered. You must file the petition within 10 days of the date of the Sheriff's Sale.

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center Plaza  
1617 JFK Boulevard, Ste.1400  
Philadelphia, PA 19103  
(215) 320-0007

Attorney for Plaintiff

<b>WELLS FARGO BANK, N.A., S/B/M TO</b>	<b>:</b>	<b>COLUMBIA COUNTY</b>
<b>WELLS FARGO HOME MORTGAGE,</b>	<b>:</b>	
<b>INC. F/K/A NORWEST MORTGAGE,</b>	<b>:</b>	<b>COURT OF COMMON PLEAS</b>
<b>INC., A CALIFORNIA CORPORATION</b>	<b>:</b>	
	<b>:</b>	<b>CIVIL DIVISION</b>
	<b>:</b>	
<b>vs.</b>	<b>:</b>	<b>NO. 2008-CV-626</b>
	<b>:</b>	
<b>ROBERTA E. BUCK</b>	<b>:</b>	

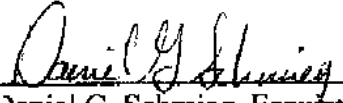
**VERIFICATION OF NON-MILITARY SERVICE**

Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **ROBERTA E. BUCK** is over 18 years of age and resides at **16 RIDGECREST DRIVE, BLOOMSBURG, PA 17815.**

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 06/26/2008

Fee: \$5.00

Cert. NO: 4931

BUCK CHARLES B & ROBERTA E SR  
2403 JOHN PENN CIRCLE  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 0653 -0507  
Location: LOT 10  
Parcel Id:31 04F-060-00,000

Assessment: 56,717

Balances as of 06/26/2008

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

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

# REAL ESTATE OUTLINE

ED # 116-08

DATE RECEIVED 6-26-08  
DOCKET AND INDEX 6-26-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	called 6-26 will fix
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>707568</u>

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

SALE DATE	<u>Oct. 1, 2008</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug 26, 08</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Sept. 10</u>	
	2 <sup>ND</sup> WEEK <u>17</u>	
	3 <sup>RD</sup> WEEK <u>24</u>	

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1526  
Operated Assisted # 215-563-7000 ext 1526  
Fax # 215-563-7009  
James.ford@fedphe.com

August 25, 2008

Office of the Sheriff  
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE,  
INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION  
V. ROBERTA E BUCK  
COLUMBIA COUNTY, NO. 2008-CV-626

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

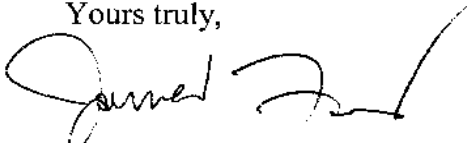
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*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.\*\*\*\*\***

Yours truly,



James Ford  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 10/1/08 SHERIFF'S SALE.\*\*\***

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

**vs.**

**ROBERTA E BUCK**

**: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION  
:  
: NO. 2008-CV-626**

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA       )  
COUNTY OF COLUMBIA                    )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, N.A.,  
S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST  
MORTGAGE, INC., A CALIFORNIA CORPORATION** hereby verify that true and correct  
copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded  
lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: August 25, 2008

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Address   
of Sender

ONE PENN CENTER, PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		WELLS FARGO FOOTHILL, INC., FORMERLY KNOWN AS FOOTHILL CAPITAL CORPORATION C/O SN SERVICING CORPORATION 3665 BLECKLEY MATHER, CA 95655		
5		TOWN AND COUNTRY, INC. 1097 COMMERCIAL AVENUE PO BOX 329 EAST PETERSBURG, PA 17620		
6		COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION ATTN: JOHN MURPHY 6 <sup>TH</sup> FL. STRAWBERRY SQUARE DEPT. 280601 HARRISBURG, PA 17128		
7		DEPARTMENT OF PUBLIC WELFARE TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM PO BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105		
8		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13 <sup>TH</sup> FL. STE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
15		RE:ROBERTA E. BUCK PHS #175612. TEAM 3/LAS		
Total Number of		Total Number of Pieces	Postmaster, Per (Name of	





**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257**

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

vs.

ROBERTA E. BUCK

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-626 Term 200    

*2008-ED-116*  
WRIT OF EXECUTION  
(Mortgage Foreclosure)

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: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815  
(See Legal Description attached)

Amount Due	<u>\$119,994.24</u>
Additional Fees and Costs	<u>\$2,085.00</u>
Interest from 05/17/08 to Sale	\$_____and costs.
at \$19.73per diem	

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

Dated 6-24-08  
(SEAL)

PHS#175612

## DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northern side of John Penn Circle in line of Lot No. 9;

THENCE by the eastern line of Lot No. 9 North 55 degrees East, 126 feet to a point, being the southern line of Lot No. 8;

THENCE by the same, South 43 degrees 10 minutes East, 180 feet to a point being the western side of Lot No. 11;

THENCE by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the northern side of John Penn's Circle;

THENCE by the same, North 35 degrees West, 203.31 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as LOT NO. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. UPON WHICH is erected a one-story frame and brick dwelling.

SUBJECT TO a 6-foot utility easement extending along the western and northern boundary lines of the above described premises.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William H. Bailey and Susan E. Bailey, his wife, by Deed from M. Carolyn Willisford, single, formerly Carolyn W. Fromm, dated 04/22/1997, recorded 04/25/1997, in Deed Book 653, page 507

Premises being: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815  
Tax Parcel #31-04F-060-00,000

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/26/2008

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Col

RELATIONSHIP Customer Services IDENTIFICATION \_\_\_\_\_

DATE 6-26-8 TIME 1415 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Galt

DATE 6-26-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/26/2008

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 116ED2008

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

ROBERTA E. BUCK  
PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 6-26-8 TIME 1400 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 6-26-8

# SHERIFF'S SALE

WEDNESDAY OCTOBER 1, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 116 OF 2008 ED AND CIVIL WRIT NO. 626 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northern side of John Penn Circle in line of Lot No. 9; THENCE by the eastern line of Lot No. 9 North 55 degrees East, 126 feet to a point, being the southern line of Lot No. 8; THENCE by the same, South 43 degrees 10 minutes East, 180 feet to a point being the western side of Lot No. 11; THENCE by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the northern side of John Penn's Circle; THENCE by the same, North 35 degrees West, 203.31 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as LOT No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. UPON WHICH is erected a one-story frame and brick dwelling. SUBJECT TO a 6-foot utility easement extending along the western and northern boundary lines of the above described premises.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William H. Bailey and Susan E. Bailey, his wife, by Deed from M. Carolyn Willisford, single, formerly Carolyn W. Fromm, dated 04/22/1997, recorded 04/25/1997, in Deed Book 653, page 507

Premises being: 2403 JOHN PENN CIRCLE,  
BLOOMSBURG, PA 17815

Tax Parcel #31-04F-060-00,000

## TERMS OF SALE

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

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiffs Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS  
FARGO HOME MORTGAGE, INC. F/K/A  
NORWEST MORTGAGE, INC., A CALIFORNIA  
CORPORATION  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

Plaintiff,

v.

**ROBERTA E. BUCK  
16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-626**

*2008-ED-116*

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A  
NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**, Plaintiff in the above action, by its attorney,  
Daniel G. Schmieg, Esquire. sets forth as of the date the Praecipe for the Writ of Execution was filed, the following  
information concerning the real property located at **2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**ROBERTA E. BUCK**

**16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

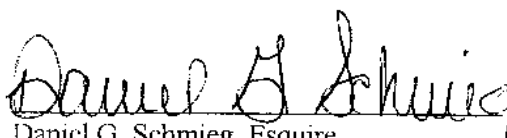
**TOWN AND COUNTRY, INC.**

**1097 COMMERCIAL AVENUE  
PO BOX 329  
EAST PETERSBURG, PA 17620**

4. Name and address of the last recorded holder of every mortgage of record:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| <b>WELLS FARGO FOOTHILL, INC.<br/>FORMERLY KNOWN AS FOOTHILL<br/>CAPITAL CORPORATION<br/>C/O SN SERVICING CORPORATION</b> | 3665 BLECKLEY<br>MATHER, CA 95655   |
5. Name and address of every other person who has any record lien on the property:
- | NAME        | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|-------------|---|
| <b>NONE</b> |   |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA BUREAU OF<br/>INDIVIDUAL TAX INHERITANCE<br/>TAX DIVISION<br/>ATTN: JOHN MURPHY</b> | 6 <sup>TH</sup> FL. STRAWBERRY SQUARE<br>DEPT. 280601<br>HARRISBURG, PA 17128         |
| <b>DEPARTMENT OF PUBLIC<br/>WELFARE TPL CASUALTY UNIT<br/>ESTATE RECOVERY PROGRAM</b>                                   | PO BOX 8486<br>WILLOW OAK BUILDING<br>HARRISBURG, PA 17105                            |
| <b>INTERNAL REVENUE SERVICE<br/>FEDERATED INVESTOR TOWER</b>  | 13 <sup>TH</sup> FL. STE 1300<br>1001 LIBERTY AVENUE<br>HARRISBURG, PA 15222          |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME  | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| <b>TENANT/OCCUPANT</b>  | <b>2403 JOHN PENN CIRCLE<br/>BLOOMSBURG, PA 17815</b>                                 |
| <b>DOMESTIC RELATIONS OF<br/>COLUMBIA COUNTY</b>              | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF PENNSYLVANIA<br/>DEPARTMENT OF WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

June 23, 2008  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS  
FARGO HOME MORTGAGE, INC. F/K/A  
NORWEST MORTGAGE, INC., A CALIFORNIA  
CORPORATION  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**ROBERTA E. BUCK  
16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2008-CV-626**

*2008-ED-116*

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A  
NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION, Plaintiff in the above action, by its attorney,  
Daniel G. Schmieg, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following  
information concerning the real property located at 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815.**

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**ROBERTA E. BUCK**

**16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

2. Name and address of Defendant(s) in the judgment:

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**TOWN AND COUNTRY, INC.**

**1097 COMMERCIAL AVENUE  
PO BOX 329  
EAST PETERSBURG, PA 17620**



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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**WELLS FARGO FOOTHILL, INC.**

3665 BLECKLEY

**FORMERLY KNOWN AS FOOTHILL**

MATHER, CA 95655

**CAPITAL CORPORATION**

**C/O SN SERVICING CORPORATION**

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so 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

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**COMMONWEALTH OF**

6<sup>TH</sup> FL. STRAWBERRY SQUARE

**PENNSYLVANIA BUREAU OF**

DEPT. 280601

**INDIVIDUAL TAX INHERITANCE**

HARRISBURG, PA 17128

**TAX DIVISION**

**ATTN: JOHN MURPHY**

**DEPARTMENT OF PUBLIC**

PO BOX 8486

**WELFARE TPL CASUALTY UNIT**

WILLOW OAK BUILDING

**ESTATE RECOVERY PROGRAM**

HARRISBURG, PA 17105

**INTERNAL REVENUE SERVICE**

13<sup>TH</sup> FL. STE 1300

**FEDERATED INVESTOR TOWER**

1001 LIBERTY AVENUE

HARRISBURG, PA 15222

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**TENANT/OCCUPANT**

**2403 JOHN PENN CIRCLE**

**BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF**

**COLUMBIA COUNTY COURTHOUSE**

**COLUMBIA COUNTY**

**P.O. BOX 380**

**BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA**

**P.O. BOX 2675**

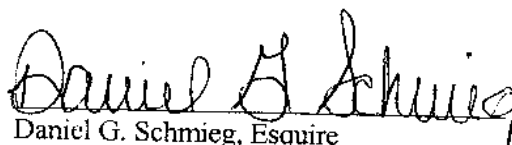
**DEPARTMENT OF WELFARE**

**HARRISBURG, PA 17105**

I verify that the statements made in this Affidavit are true and correct to the best of my knowledge, information or belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

June 23, 2008

Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

**WELLS FARGO BANK, N.A., S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC., A  
CALIFORNIA CORPORATION  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**ROBERTA E. BUCK  
16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

**Defendant(s).**

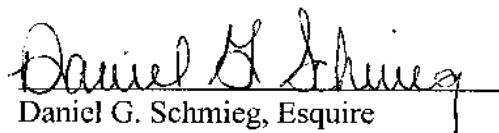
**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-626  
:  
: *2008-ED-116*  
:  
:  
:  
:**

**CERTIFICATION**

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification to authorities.

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Attorney for Plaintiff  
(215)563-7000

**Attorney for Plaintiff**

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F/K/A NORWEST MORTGAGE, INC., A  
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**Plaintiff,**

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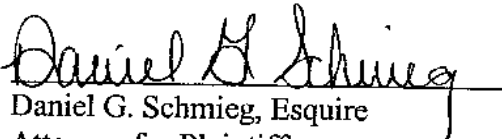
**Defendant(s).**

**CERTIFICATION**

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- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

By: Daniel G. Schmieg, Esquire

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

**Attorney for Plaintiff**

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F/K/A NORWEST MORTGAGE, INC., A  
CALIFORNIA CORPORATION  
3476 STATEVIEW BOULEVARD  
FORT MILL, SC 29715**

**Plaintiff,**

**v.**

**ROBERTA E. BUCK  
16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

**: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO. 2008-CV-626  
:  
: *2008-ED-116*  
:  
:**

**Defendant(s).**

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

**TO: ROBERTA E. BUCK  
16 RIDGECREST DRIVE  
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$119,994.24** obtained by **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**, (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 cancelled if you pay to the Mortgagee, **WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION**, 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.
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 better chance you will

have of stopping the Sale. (See the Not below 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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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.

**COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)  
.....  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20 ....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)  
.....  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL  
Columbia County, Pa.

Sheriff

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION vs ROBERTA E. BUCK

The defendant(s) will be found at 16 RIDGECREST DRIVE, BLOOMSBURG, PA 17815

*Daniel G. Ahlberg* attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description .....

.....

.....

## DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the northern side of John Penn Circle in line of Lot No. 9;

THENCE by the eastern line of Lot No. 9 North 55 degrees East, 126 feet to a point, being the southern line of Lot No. 8;

THENCE by the same, South 43 degrees 10 minutes East, 180 feet to a point being the western side of Lot No. 11;

THENCE by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the northern side of John Penn's Circle;

THENCE by the same, North 35 degrees West, 203.31 feet to the place of BEGINNING.

BEING KNOWN AND DESIGNATED as LOT NO. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. UPON WHICH is erected a one-story frame and brick dwelling.

SUBJECT TO a 6-foot utility easement extending along the western and northern boundary lines of the above described premises.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants and exceptions as set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William H. Bailey and Susan E. Bailey, his wife, by Deed from M. Carolyn Willisford, single, formerly Carolyn W. Fromm, dated 04/22/1997, recorded 04/25/1997, in Deed Book 653, page 507

Premises being: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

Tax Parcel #31-04F-060-00,000

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Premises being: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815  
Tax Parcel #31-04F-060-00,000

# SHERIFF'S RETURN

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

Plaintiff

vs.

ROBERTA E. BUCK

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2008-CV-626 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do  
hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being  
made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200\_\_ 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

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.</b> <b>NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION</b>		Expiration date Court Number <b>2008-CV-626</b>
Defendant <b>ROBERTA E. BUCK</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>

**SERVE**  
  
**AT**

{
 

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
**ROBERTA E. BUCK**  
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**  
 NOW, \_\_\_\_\_, 200\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
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**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF	Court Number
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**RETURNED:**

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



# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Expiration date

Plaintiff  
WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC.  
NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION

Court Number  
2008-CV-626

Defendant  
ROBERTA E. BUCK &

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)  
2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

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

**PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.**

NOW, \_\_\_\_\_, 200\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

Telephone Number  
(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

707568 036001808136 150856 5

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED INKAGE DISAPPEARS WITH HEAT.

To The  
Order  
Of

Sheriff of Columbia County  
33 W Main Street  
Bloomsburg, PA 17815

Pay

ONE THOUSAND THREE HUNDRED EIGHTY AND 00/100 DOLLARS

DATE	06/23/2008
AMOUNT	*****1,350.30

Void after 180 days

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

COMMERCIAL BANK  
PHILADELPHIA, PA 19146

3-180/360

CHECK NO  
707568

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BORDER

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