

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Jessica vs. Jennifer Jusser
 NO. 38-09 ED NO. 1557-08 JD DATE/TIME OF SALE Apr 29 09:30

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$ 210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$ 30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$ 24.00</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>\$ 7.00</u>	
NOTARY	<u>\$ 15.00</u>	
TOTAL *****		<u>\$ 458.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$ 1159.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$ 1384.38</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	<u>\$ 42.50</u>	
TOTAL *****		<u>\$ 52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	<u>\$ 430.02</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	<u>\$ 5.00</u>	
TOTAL *****		<u>\$ 435.02</u>

MUNICIPAL FEES DUE:		
SEWER 20	<u>\$ 952.39</u>	
WATER 20	\$	
TOTAL *****		<u>\$ 952.39</u>

SURCHARGE FEE (DSTE)		<u>\$ 150.00</u>
MISC. <u>Luz. Co.</u>	<u>\$ 82.00</u>	
	\$	
TOTAL *****		<u>\$ 82.00</u>

TOTAL COSTS (OPENING BID) \$ 5546.79

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

Wells Fargo Bank vs Jessie & Jennifer Shaser

NO. 38-09 ED NO. 155908 JD

DATE/TIME OF SALE: Apr 27 0930

BID PRICE (INCLUDES COST) \$ 354119

POUNDAGE - 2% OF BID \$ 7082.38

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3555.09

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmiegel
Greg L. Mull

TOTAL DUE: \$ 3585.09

LESS DEPOSIT: \$ 1250.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2335.09

PHELAN MALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

May 1, 2009

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Jennifer F. Slusser a/k/a Jennifer F. Fluffer & Jessica R. Slusser
1500-1504 Pine Street
Berwick, PA 18603
No. 2008-CV-1559-MF

Dear Sir or Madam:

In reference to the above captioned property knocked-down to me Daniel G. Schmieg, as "attorney-on-the-writ," please issue the Sheriff Deed into, WELLS FARGO BANK, N.A., 3476 Stateview Blvd., Fort Mill, SC 29715.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo

Account No. 173209

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

ORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400	Area Code (215) 563-7000
Street Address One Penn Center at Suburban Station, 1617 JFK Blvd.	City Philadelphia	State PA
		Zip Code 19103

B TRANSFER DATA

Grantor(s)/Lessor(s) Office of the Sheriff	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A.
Street Address Columbia County Courthouse	Street Address 3476 Stateview Blvd.
City 5 West Main Street	City Fort Mill
State PA	State SC
Zip Code 29715	Zip Code 29715

C PROPERTY LOCATION

Street Address 1500-1504 Pine Street, Berwick, PA 18603	City, Township, Borough Berwick Borough
County COLUMBIA	School District Berwick Borough
	Tax Parcel Number 04A-02-095-00,000

D VALUATION DATA

1. Actual Cash Consideration \$3,514.79	2. Other Consideration + -0-	3. Total Consideration = \$3,514.79
4. County Assessed Value \$20,389.00	5. Common Level Ratio Factor x 3.76	6. Fair Market Value = \$61,167.00


E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)

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 Nora M. Ferrer 	Date: 5/1/2009
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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Record Return

UNITED FINANCIAL
Settlement Services, Inc.

400 KEYSTONE INDUSTRIAL PK #2
DUNMORE PA 18512

PA004-02149

Prepared By:
SHELLY L. TOURBIER
WELLS FARGO BANK, N.A.
1017 WEST 9TH AVE #D
KING OF PRUSSIA, PA 19406

Return To:
WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN ROAD
EAGAN, MN 55121-1663

Parcel Number:
04A-02-095
Premises:
1500-1504 PINE STREET
BERWICK

[Space Above This Line For Recording Data]

Commonwealth of Pennsylvania

MORTGAGE

FHA Case No.
441-7794251-207

THIS MORTGAGE ("Security Instrument") is given on JUNE 9, 2006
The Mortgagor is JENNIFER F SLUSSER & JESSICA R SLUSSER

("Borrower"). This Security Instrument is given to WELLS FARGO BANK, N.A.

which is organized and existing under the laws of THE UNITED STATES, and
whose address is P. O. BOX 5137

DES MOINES, IA 50306-5137 ("Lender"). Borrower owes Lender the principal sum of
EIGHTY-EIGHT THOUSAND THREE HUNDRED ONE AND NO/100
Dollars (U.S. \$ ****88,301.00).

0152177093
NMFL #0642 (PAFM) Rev 4/24/2006
FHA Pennsylvania Mortgage - 4/96

4R(PA) (0508)

VMP Mortgage Solutions, Inc.

Initials: JRS
JFS

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JULY 1, 2036. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in COLUMBIA

County, Pennsylvania:

LEGAL DESCRIPTION IS ATTACHED HERETO AS SCHEDULE "A" AND MADE A PART HEREOF.

which has the address of 1500-1504 PINE STREET, BERWICK [Street] BERWICK [City], Pennsylvania 18603 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the

Initials: JRS
JFS

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- Condominium Rider
- Growing Equity Rider
- Other [specify]
- Planned Unit Development Rider
- Graduated Payment Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Melissa Mendezgal

Jennifer F Slusser (Seal)
JENNIFER F SLUSSER -Borrower

Melissa Mendezgal

Jessica R Slusser (Seal)
JESSICA R SLUSSER -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

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First American Title Insurance Company

Commitment No. PA0604-02149

Legal Description

ALL THOSE CERTAIN pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1

BEGINNING at the Northeasterly intersection of Pine and East Fifteenth Streets; thence along the Easterly line of Pine Street, in a Northerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Southwesterly corner of land of Robey H. Cook et ux; thence along said Cook land, in an Easterly direction, a distance of Ninety-nine (99) Feet to the Westerly line of Lot Number Three (3); thence along the Westerly line of said lot, in a Southerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Northerly side of East Fifteenth Street; thence in a Westerly direction, along said street, a distance of Ninety-nine (99) feet to Pine Street, the place of beginning.

THIS description is intended to cover and this deed to convey the Southerly portions of Lots Numbers One (1) and Two (2) of Smith's Addition.

PARCEL NO. 2

BEGINNING at a point on the northern boundary line of Fifteenth Street at the southeasterly corner of Lot No. 2 of Smith's Addition, now being the corner of property of Martha Smith, the Grantor herein; thence along the easterly line of said Lot No. 2 in a northerly direction a distance of 89 1/2 feet more or less to a point, said point being the intersection of other land owned now or formerly by Paul J. Chesney and Judith A. Chesney, his wife and Martha Smith, the Grantor herein; thence in an easterly direction parallel with Fifteenth Street, a distance of 49 1/2 feet to the westerly line of Lot No. 4, being land now or late of Francis Lubach; thence along the westerly line of said Lot No. 4 a distance of 89 1/2 feet, more or less, is the northerly boundary of Fifteenth Street, aforesaid; thence along Fifteenth Street in an easterly direction a distance of 49 1/2 feet to the southeasterly corner of Lot No. 2 aforesaid, the place of beginning.

THIS description is intended to cover and this deed to convey the southerly portion of Lot No. 3 of Smith's Addition to the Borough of Berwick, the northerly and southerly lines of which are intended to be extensions of the northerly and southerly lines of other land of Martha Smith.

PARCEL NO. 04A-02-095

BEING THE SAME PREMISES which Martha Smith, widow, by Indenture dated 11-03-94 and recorded 11-07-94 in the Office of the Recorder of Deeds in and for the County of Columbia in Deed Book 583 page 490, granted and conveyed unto Peter T. Haring and Laurie J. Haring, his wife.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 10 f the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

PA-3

JRS
JFS

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

TO BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
807656

DATE	AMOUNT
05/18/2009	*****2,235.09

Details on back

Pay TWO THOUSAND TWO HUNDRED THIRTY FIVE AND 09/100 DOLLARS

Void after 180 days

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

Travis S. Hillman

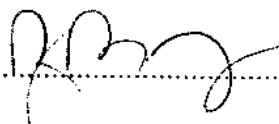
SECURE COPY
MICROPRINT

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. REPRO IMAGE WILL DISAPPEAR WITH HEAT.

⑈807656⑈ ⑆036001808136 150866 6⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 April 8, 15, 22, 2009 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 22nd day of April 2009

..... 

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

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PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

April 13, 2009

Office of the Sheriff
COLUMBIA County Courthouse

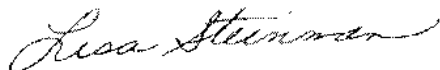
RE: WELLS FARGO BANK, NA
vs.
JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER
COLUMBIA- No. 2008-CV-1559-MF
Action in Mortgage Foreclosure
Premises: 1500-1504 PINE STREET, BERWICK, PA 18603-2130

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

PROPERTY IS LISTED FOR THE APRIL 29, 2009 SHERIFF'S SALE

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, NA

COLUMBIA County
No 2008-CV-1559-MF

Defendant(s): JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER

JESSICA R. SLUSSER

Our File#173209
Type of Action
- Notice of Sheriff's Sale

Serve: JESSICA R. SLUSSER
Address: 505 JOHNSON AVENUE
BERWICK, PA 18603

Sale Date: APRIL 29, 2009

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to JESSICA R. SLUSSER, Defendant, on the 26th day of MARCH, 2009, at 4:24 o'clock am, at 505 JOHNSON AVE, BERWICK, Commonwealth of PENNA, in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s). Relationship is _____
- Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of Defendant(s)'s office or usual place of business.
- _____ an officer of said Defendant(s)'s company.
- Other: _____

Description: Age 20 Height 5'4" Weight 140 Race W Sex F Other _____

I, Ronald Moll, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed before me this 26th day of MARCH, 2009

Notary: Patricia E. Harris By: Ronald Moll

NOT SERVED

On the State of New Jersey, 2009, at _____ o'clock am, Defendant **NOT FOUND** because:
Commission Expires June 16, 2013
 Moved Unknown No Answer Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed before me this _____ day of _____, 2009.

Notary: _____ By: _____
Attorney for Plaintiff
Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

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*TWO(2) ATTEMPTS!

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO BANK, NA

COLUMBIA County
No 2008-CV-1559-MF

Defendant(s): JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER

JESSICA R. SLUSSER

Our File#173209
Type of Action
- Notice of Sheriff's Sale

Serve: JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER

Address: 505 JOHNSON AVENUE
BERWICK, PA 18603

Sale Date: APRIL 29, 2009

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to JENNIFER F. SLUSSER, Defendant, on the 28th day of MARCH, 2009, at 5:38 o'clock P.m., at 617 MULBERRY ST., BERWICK, Commonwealth of PENNA, in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s). Relationship is _____
- Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- Agent or person in charge of Defendant(s)'s office or usual place of business.
- _____ an officer of said Defendant(s)'s company.
- Other: _____

Description: Age 20⁵ Height 5'5" Weight 160 Race W Sex F Other _____

I, Ronald Moll, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

* PER JESSICA SLUSSER: DEFENDANT DOES NOT RESIDE @ S.A. INVESTIGATION DISCLOSED THAT JENNIFER RESIDES @ 617 MULBERRY ST., BERWICK, PA.

Sworn to and subscribed before me this 28th day of MARCH, 2009

Notary: Patricia E. Harris By: Ronald Moll

NOT SERVED

On the 28th day of MARCH, 2009, at _____ o'clock _____m., Defendant **NOT FOUND** because:
Commission Expires June 16, 2013
 Moved Unknown No Answer Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed before me this _____ day of _____, 2009.

Notary: _____ By: _____

Attorney for Plaintiff
Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

6

2
762

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Nicole.Kramer@fedphe.com

March 25, 2009

Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, NA
V. JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
and JESSICA R. SLUSSER
COLUMBIA COUNTY, NO. 2008-SV-1559-MF

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,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 04/29/2009 SHERIFF'S SALE.*****

WELLS FARGO BANK, NA

vs.

JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-SV-1559-MF
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for WELLS FARGO BANK, NA 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: March 25, 2009


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Article Number

OFFICE OF FAIR
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 4 if Restricted Delivery is desired. 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.

Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature 38
[Signature] Agent Address
B. Received by (Printed Name) Date of Delivery
C. Date of Delivery
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

Article Number **7007 3020 0001 4837 9683**
(Transfer from service label)
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 4 if Restricted Delivery is desired. 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.

Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature 38
[Signature] Agent Address
B. Received by (Printed Name) Date of Delivery
C. Date of Delivery
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

2. Article Number **7007 3020 0001 4837 9690**
(Transfer from service label)
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 4 if Restricted Delivery is desired. 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.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature 38
[Signature] Agent Address
B. Received by (Printed Name) Date of Delivery
C. Date of Delivery
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

2. Article Number **7007 3020 0001 4837 9669**
(Transfer from service label)
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Address
B. Received by (Printed Name) Date of Delivery
C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 4 if Restricted Delivery is desired. 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.

COMPLETE THIS SECTION ON DELIVERY
A. Signature Agent Address
B. Received by (Printed Name) Date of Delivery
C. Date of Delivery
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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

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

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1365
Operated Assisted # 215-563-7000 ext 1365
Fax # 215-563-7009
Nicole.Kramer@fedphe.com

March 25, 2009

Office of the Prothonotary
COLUMBIA County Courthouse

RE: WELLS FARGO BANK, NA
v. JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
and JESSICA R. SLUSSER
COLUMBIA COUNTY, NO. 2008-SV-1559-MF

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.

Thank you for your cooperation.

Yours truly,



Nicole Kramer
For PHELAN HALLINAN & SCHMIEG, LLP

CC: Sheriff's Office of COLUMBIA County

WELLS FARGO BANK, NA

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION

vs.

:
: NO. 2008-SV-1559-MF

JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WELLS FARGO BANK, NA** 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: March 25, 2009



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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603**

**JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603**

Defendant(s).

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

WELLS FARGO BANK, NA, 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 **1500-1504 PINE STREET, BERWICK, PA 18603-2130**.

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

NAME

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

**JENNIFER F. SLUSSER A/K/A
JENNIFER F. FLUFFER**

**505 JOHNSON AVENUE
BERWICK, PA 18603**

JESSICA R. SLUSSER

**505 JOHNSON AVENUE
BERWICK, PA 18603**

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.)

NONE

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.)

NONE

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.)

BERWICK AREA JOINT SEWER AUTHORITY

1108 FREAS AVENUE
BERWICK, PA 18603-1710

BERWICK AREA JOINT SEWER AUTHORITY

106 MARKET STREET
BERWICK, PA 18603

C/O ANTHONY J. MCDONALD, ESQ.

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.)

NONE

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

**1500-1504 PINE STREET
BERWICK, PA 18603-2130**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

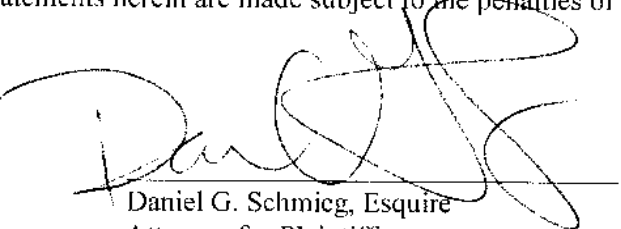
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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.

March 25, 2009

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

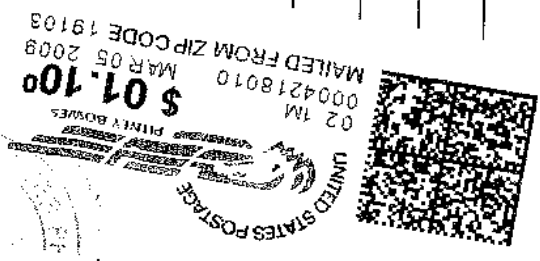
Name and Address of Sender



PHELAN HALLINAN & SCHMIEG LLC
 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 1500-1504 PINE STREET BERWICK, PA 18603-2130		
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		
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15		RE: JENNIFER F. SLUSSER A/K/A JENNIFER F. FLOFFER	PHS #173209.	TEAM 3/JVS
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



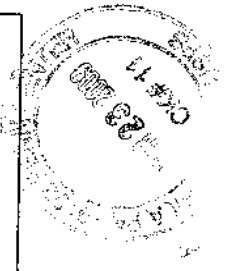
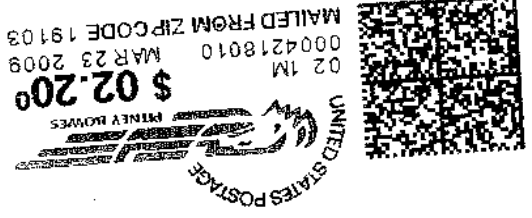
Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC
 ONE PENN CENTER, PLAZA, SUITE 1400
 PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Columbia
 4-29

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQ. 106 MARKET STREET BERWICK, PA 18603		
2	****	BERWICK AREA JOINT SEWER AUTHORITY 1108 Freas Avenue Berwick, pa 18603-1710		
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Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



Team 5

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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603**

**JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603**

Defendant(s).

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

WELLS FARGO BANK, NA, 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 **1500-1504 PINE STREET, BERWICK, PA 18603-2130**.

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

NAME

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

**JENNIFER F. SLUSSER A/K/A
JENNIFER F. FLUFFER**

**505 JOHNSON AVENUE
BERWICK, PA 18603**

JESSICA R. SLUSSER

**505 JOHNSON AVENUE
BERWICK, PA 18603**

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

NAME

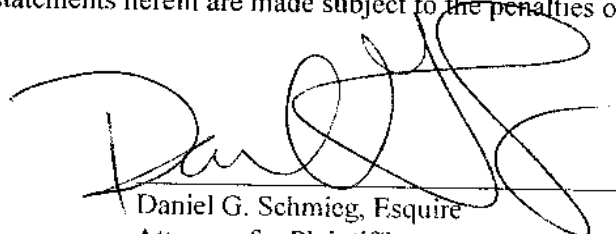
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

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.) |
| NONE | |
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.) |
| NONE | |
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.) |
| BERWICK AREA JOINT SEWER AUTHORITY | 1108 FREAS AVENUE
BERWICK, PA 18603-1710 |
| BERWICK AREA JOINT SEWER AUTHORITY
C/O ANTHONY J. MCDONALD, ESQ. | 106 MARKET STREET
BERWICK, PA 18603 |
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.) |
| NONE | |
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 | 1500-1504 PINE STREET
BERWICK, PA 18603-2130 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

March 25, 2009
Date

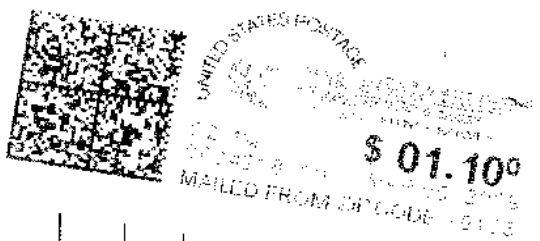

Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC
 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 1500-1504 PINE STREET BERWICK, PA 18603-2130		
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3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
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15		RE:JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
		PHS #173209.	TEAM 3/VS	

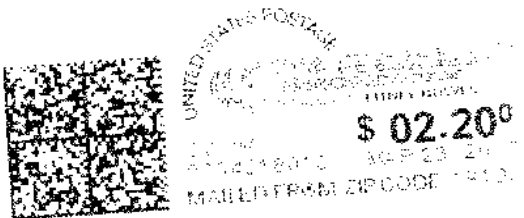


Name and Address of Sender
 PHELAN HALLINAN & SCHMIEG LLC
 ONE PENN CENTER, PLAZA, SUITE 1400
 PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

2 Columbia
 4-29

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
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Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
		PHS #173209	TEAM S/PJT	



Team 5

4-29

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

VS.


JENNIFER & JESSICA SLUSSER

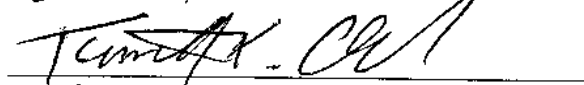
WRIT OF EXECUTION #38 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JENNIFER & JESSICA SLUSSER AT 1500-1504 PINE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF LARRY SURKIN.

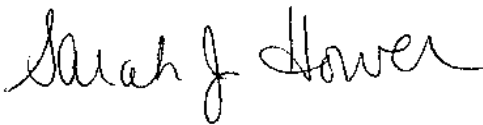
SO ANSWERS:

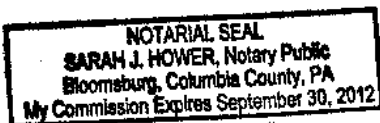

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS FOR SERVICE OF PROCESS: You must file one instruction sheet for EACH DEFENDANT. Please type or print legibly. Do Not detach any copies.

1. PLAINTIFF(S) Wells Fargo Bank NA
2. COURT NUMBER 2009-ED-38(2008-CV-1559-MF)
3. DEFENDANT(S) Jennifer F Slusser aka Jennifer Fuller & Jessica P. Munch Mortgage Foreclosure/Notary
4. TYPE OF WRIT or COMPLAINT Sheriff's Sale
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE SERVED, ATTACHED OR SOLD Jennifer F Slusser aka Jennifer F. Fuller Sheriff's Sale
6. ADDRESS (Street) or RFD, Apartment No., City, Boro, Twp, State and Zip Code(s) 505 Johnson Ave, Berwick, PA 18603

Now, 20 09, I, SHERIFF OF LUZERNE COUNTY, PA., do hereby deputize the Sheriff of County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.

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

AMOUNT PAID PER DOCKET PAGE RECEIVED 2009 FEB 24 PM 3:49 MICHAEL A SAVONINAS SHERIFF

9. PRINT/TYPE NAME AND ADDRESS OF ATTORNEY/ORIGINATOR

SIGNATURE TELEPHONE NUMBER

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMEN—Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomsoever is found in possession, after notifying person of 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.

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

10. I acknowledge receipt of the writ or complaint as indicated above. SIGNATURE of Authorized LCSD Deputy 1/2 Mark 25-
11. Date Filed 2/12/09
12. Expiration/Hearing Date Sale Date 4/27/09

13. Served and made known to Defendant(s) on the 4 day of March, 20 09, at 10:30 o'clock, A.M. at County of Luzerne.

- Commonwealth of Pennsylvania, in the manner described below:
Defendant(s) personally served.
Adult family member with whom said Defendant(s) reside(s). Relationship is
Adult in charge of Defendant's residence.
Manager/Clerk of place of lodging in which Defendant(s) reside(s).
Agent or person in charge of Defendant's office or usual place of business.

On the 4 day of March, 20 09, at 10:30 o'clock, A.M.

Defendant not found because:
X Moved
No Answer
Vacant
Other Defendant Living in Berwick Not At Address provided.

14. AFFIRMED and subscribed to before me this 12th day of March 20 09. COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL - Catherine M. Guardiani, Notary Public, Berwick Borough, Luzerne County
MY COMMISSION EXPIRES February 14, 2012
15. Signature of Deputy Sheriff
16. Date 3/4/2009
18. Signature of Sheriff Michael A. Savoninas
19. Date
SHERIFF OF LUZERNE COUNTY

21. I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE. 22. Date Received

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

WELLS FARGO BANK, NA

vs.

JENNIFER F. SLUSSER A/K/A
JENNIFER F. FLUFFER

JESSICA R. SLUSSER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1559-MF Term 200

2009-ED-38

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: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
(See Legal Description attached)

Amount Due	<u>\$92,486.48</u>
Additional Fees and Costs	<u>\$2,702.50</u>
Interest from 1/14/08 to Sale at \$15.41 per diem	\$.....and costs.

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

Dated 2-12-09
(SEAL)

PHS#173209

Phelan Hailinan & 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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603

JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603

JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603

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 **1500-1504 PINE STREET, BERWICK, PA 18603-2130** is scheduled to be sold at Sheriff's Sale on April 29, 2009, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$92,486.48 obtained by WELLS FARGO BANK, NA, (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, NA, 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 Notice 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL those certain picces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at the Northeasterly intersection of Pine and East Fifteenth Streets; thence along the Easterly line of Pine Street, in a Northerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Southwesterly corner of land of Robey H. Cook et ux; thence along said Cook land, in an Easterly direction, a distance of Ninety-nine (99) Feet to the Westerly line of Lot Number Three (3); thence along the Westerly line of said lot, in a Southerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Northerly side of East Fifteenth Street; thence in a Westerly direction, along said street, a distance of Ninety-nine (99) feet to Pine Street, the place of beginning.

This description is intended to cover and this deed to convey the Southerly portions of Lots Numbers One (1) and Two (2) of Smith's Addition.

PARCEL NO. 2:

BEGINNING at a point on the northern boundary of Fifteenth Street at the southeasterly corner of Lot No. 2 of Smith's Addition, now being the corner of property of Martha Smith; thence along the easterly line of said Lot No. 2 in a northerly direction a distance of 89 1/2 feet more or less to a point, said point being the intersection of other land owned now or formerly by Paul J. Chesney and Judith A. Chesney, his wife and Martha Smith; thence in an easterly direction parallel with Fifteenth Street, a distance of 49 1/2 feet to the westerly line of Lot No. 4, being land now or late of Francis Lubach; thence along the westerly line of said Lot No. 4 a distance of 89 1/2 feet, more or less, is the northerly boundary of Fifteenth Street, aforesaid; thence along Fifteenth Street in an easterly direction a distance of 49 1/2 feet to the southeasterly corner of Lot No. 2 aforesaid, the place of beginning.

This description is intended to cover and this deed to convey the southerly portion of Lot No. 3 of Smith's Addition to the Borough of Berwick, the northerly and southerly lines of which are intended to be extensions of the northerly and southerly lines of other land of Martha Smith.

BEING the same premises conveyed to Peter T. Haring and Laurie J. Haring, his wife, by Deed of Martha Smith, Widow, dated November 3, 1994, recorded in Columbia County Record Book 583 Page 490 on November 7, 1994.

TITLE TO SAID PREMISES IS VESTED IN Jennifer F. Slusser and Jessica R. Slusser, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Peter T. Haring and Laurie J. Haring, h/w, dated 05/20/2006, recorded 06/23/2006 in Instrument Number 200606354.

Premises being: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
Tax Parcel #04A-02-095-00,000

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) 784-8300

WELLS FARGO BANK, NA

38ED2009

VS

MORTGAGE FORECLOSURE

JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
JESSICA R. SLUSSER

NOW, THURSDAY, FEBRUARY 19, 2009, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JENNIFER SLUSSER, AT 505 JOHNSON AVENUE, BERWICK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

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

WELLS FARGO BANK, NA

38ED2009

VS

MORTGAGE FORECLOSURE

JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
JESSICA R. SLUSSER

NOW, THURSDAY, FEBRUARY 19, 2009, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JESSICA SLUSSER, AT 505 JOHNSON AVENUE, BERWICK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 9 REG# 03 OP# 5 02/24/2009
02/24/2009 15:55:27

Othr County Civ Proc

ACCOUNT#: 100.4197.36206
FINANCE Receipt#: 195843
TR LINE#: 1
2009-ED-38

AMT: 39.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207
FINANCE Receipt#: 195843
TR LINE#: 2

AMT: 2.00

Civil Proc Addtl Def

ACCOUNT#: 100.4197.36214
FINANCE Receipt#: 195843
TR LINE#: 3

AMT: 6.00

Mileage - Deputy #1

ACCOUNT#: 100.00.235020
FINANCE Receipt#: 195843
TR LINE#: 4

AMT: 25.00

Tendered

CHECK: 4220 72.00
10.00/NOTARY

CHANGE: .00

TOTAL: 72.00

-- THANK YOU --

Shert

2009 MAR 18 10:51 AM

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
JENNIFER F. SLUSSER	:	
A/K/A JENNIFER F. FLUFFER	:	No. 2008-CV-1559-MF
JESSICA R. SLUSSER	:	
	:	
Defendants		

ORDER

AND NOW, this 18 day of March, 2009 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$86,499.03
Interest Through April 29, 2009	\$6,526.38
Per Diem \$16.58	
Late Charges	\$31.89
Legal fees	\$1,700.00
Cost of Suit and Title	\$1,767.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$325.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$105.87
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$338.11)
Escrow Deficit	\$2,612.25
TOTAL	\$99,229.81

Plus interest from April 29, 2009 through the date of sale at six percent per annum.

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

BY THE COURT

15/ Thomas A. James, Jr.

173209

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/12/2009

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-20-09 TIME 0854 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. Allison

DATE

2-20-09



February 25, 2009

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

WELLS FARGO BANK, NA

VS.

**JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER**

DOCKET # 38ED2009

JD # 1559JD2008

Dear Timothy:

The amount due on the sewer account #103921 for the property located at 1500 Pine Street Berwick, Pa through June 30, 2009 is \$952.39.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

BERWICK AREA SCHOOL DISTRICT 2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 003696 Original

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

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

M SLUSSER JENNIFER F
A JESSICA R SLUSSER
I 122 EAST 14TH STREET
L BERWICK PA 18603

PROPERTY DESCRIPTION
 PARCEL 04A02 09500000
 1500 PINE ST 6656.00
 20060-6354
 0.31 ACRES 13733.00

Wells
13733.00

SCHOOL PENALTY 10%
DELINQUENT
COURTHOUSE DEC 15
980.71
1078.78

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

NO REFUNDS UNDER \$5.00

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	20389	48.1000	961.10	980.71	1078.78
<p>PAY THIS AMOUNT IF PAID ON OR BEFORE Aug 31 961.10 IF PAID AFTER Oct 31 980.71 IF PAID AFTER Nov 1 1078.78</p>					
<p>FOR: COLUMBIA COUNTY DATE 03/01/2008 BILL NO. 5975</p>					
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL PENALTY
GENERAL SINKING	20,389	6.146	122.80	125.31	137.84
FIRE		1.345	26.87	27.42	30.16
LIGHT		1.25	24.98	25.49	26.76
BO RO RE		1.75	34.97	35.68	37.46
		10.6	211.80	216.12	226.93
<p>The discount & penalty have been calculated for your convenience</p>					
PAY THIS AMOUNT			421.42	430.02	459.15
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SLUSSER JENNIFER F
 JESSICA R SLUSSER
 122 EAST 14TH STREET
 BERWICK PA 18603

DISCOUNT 2%
PENALTY 10%

PARCEL: 04A-02-095-00,000
 1500 PINE ST
 .3056 Acres

Buildings 13,733
 Land 6,656
 Total Assessment 20,389

Wells
13,733
6,656

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

This tax returned to courthouse on: January 1, 2009

FILE COPY

4-22-08

2008 call paid by Wells Fargo
2009 to be made out 3/1/09 attached
(mail)

Tax **file** 2009 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Giringer
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAYS

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED!

SLUSSER JENNIFER F
JESSICA R SLUSSER
122 EAST 14TH STREET
BERWICK PA 18603

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

FOR: COLUMBIA County DATE 03/01/2009 BILL NO. 5983

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING FIRE LIGHT BORO RE	20,389	6.146 1.345 1.25 1.75 10.6	122.80 26.87 24.98 34.97 211.80	125.31 27.42 25.49 35.68 216.12	137.84 30.16 26.76 37.46 226.93
PAY THIS AMOUNT			421.42 April 30 If paid on or before	430.02 June 30 If paid on or before	459.15 June 30 If paid after

The discount & penalty have been calculated for your convenience

CNTY	TWP	Discount	Penalty	PARCEL	Land	Buildings	Total Assessment
		2 %	10 %	04A-02 -095-00,000	3056 Acres	6,656	13,733
			5 %	1500 PINE ST		20,389	
							20,389

This tax returned to courthouse on: January 1, 2010

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
1500 PINE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED - URGENT

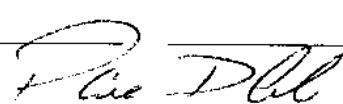
RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-20-09 TIME 1005 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	<u>02-20-09</u>

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
1502 PINE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02.20.09 TIME 1:05 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	<u><i>T. Chamberlain</i></u>		DATE <u>02.20.09</u>

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
1504 PINE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02 20 09 TIME 1005 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 02-20-09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-20-09 TIME 10:10 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eys ___ 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 *T. Chamberlain* DATE 02-20-09

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/12/2009

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLI GREENE

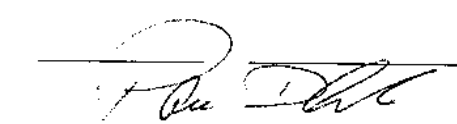
RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-20-09 TIME 10:30 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 <u>02-20-09</u>

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/12/2009

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 38ED2009

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON Rena Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 2-19-09 TIME 1130 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 Allison DATE 2-19-09

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/19/2009

Fee: \$5.00

Cert. NO: 5784

SLUSSER JENNIFER F
JESSICA R SLUSSER
122 EAST 14TH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -6354
Location: 1500 PINE ST EAST 1/2
Parcel Id:04A-02 -095-00,000

Assessment: 20,389
Balances as of 02/19/2009

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 # 38-09

DATE RECEIVED 2-19-09
DOCKET AND INDEX 2-19-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>766445</u>

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

SALE DATE	<u>Apr 29, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>Mar 24, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 09</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2009 ED AND CIVIL WRIT NO. 1559 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 those certain pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at the Northeasterly intersection of Pine and East Fifteenth Streets; thence along the Easterly line of Pine Street, in a Northerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Southwesterly corner of land of Robey H. Cook et ux; thence along said Cook land, in an Easterly direction, a distance of Ninety-nine (99) Feet to the Westerly line of Lot Number Three (3); thence along the Westerly line of said lot, in a Southerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Northerly side of East Fifteenth Street; thence in a Westerly direction, along said street, a distance of Ninety-nine (99) feet to Pine Street, the place of beginning.

This description is intended to cover and this deed to convey the Southerly portions of Lots Numbers One (1) and Two (2) of Smith's Addition.

PARCEL NO.2:

BEGINNING at a point on the northern boundary of Fifteenth Street at the southeasterly corner of Lot No. 2 of Smith's Addition, now being the corner of property of Martha Smith; thence along the easterly line of said Lot No. 2 in a northerly direction a distance of 89 1/2 feet more or less to a point, said point being the intersection of other land owned now or formerly by Paul J. Chesney and Judith A. Chesney, his wife and Martha Smith; thence in an easterly direction parallel with Fifteenth Street, a distance of 49 1/2 feet to the westerly line of Lot No. 4, being land now or late of Francis Lubach; thence along the westerly line of said Lot No. 4 a distance of 89 1/2 feet, more or less, is the northerly boundary of Fifteenth Street, aforesaid; thence along Fifteenth Street in an easterly direction a distance of 49 1/2 feet to the southeasterly corner of Lot No. 2 aforesaid, the place of beginning.

This description is intended to cover and this deed to convey the southerly portion of Lot No. 3 of Smith's Addition to the Borough of Berwick, the northerly and southerly lines of which are intended to be extensions of the northerly and southerly lines of other land of Martha Smith.

BEING the same premises conveyed to Peter T. Haring and Laurie J. Haring, his wife, by Deed of Martha Smith, Widow, dated November 3, 1994, recorded in Columbia County Record Book 583 Page 490 on November 7, 1994.

TITLE TO SAID PREMISES IS VESTED IN Jennifer F. Slusser and Jessica R. Slusser, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Peter T. Haring and Laurie J. Haring, h/w, dated 05/20/2006, recorded 06/23/2006 in Instrument Number 200606354

Premises being: 1500-1504 PINE STREET, BERWICK, PA 18603-2130

Tax Parcel #04A-02-095-00,000

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.

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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.

Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2009 ED AND CIVIL WRIT NO. 1559 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 those certain pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at the Northeasterly intersection of Pine and East Fifteenth Streets; thence along the Easterly line of Pine Street, in a Northerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Southwesterly corner of land of Robey H. Cook et ux; thence along said Cook land, in an Easterly direction, a distance of Ninety-nine (99) Feet to the Westerly line of Lot Number Three (3); thence along the Westerly line of said lot, in a Southerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Northerly side of East Fifteenth Street; thence in a Westerly direction, along said street, a distance of Ninety-nine (99) feet to Pine Street, the place of beginning.

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Premises being: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
Tax Parcel #04A-02-095-00,000

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Plaintiff's Attorney
Daniel Schmieg
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Philadelphia, PA 19106

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SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:30 AM

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Plaintiff's Attorney
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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

WELLS FARGO BANK, NA

vs.

JENNIFER F. SLUSSER A/K/A
JENNIFER F. FLUFFER

JESSICA R. SLUSSER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-1559-MF Term 200

2009-ED-38

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: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
(See Legal Description attached)

Amount Due	<u>\$92,486.48</u>
Additional Fees and Costs	<u>\$2,702.50</u>
Interest from 1/14/08 to Sale at \$15.41 per diem	<u>\$</u>and costs.

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

Dated 2-12-09
(SEAL)

PHS#173209

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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603**

**JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1559-MF**
: *2009-ED-38*
:
:
:
:
:

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
Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

WELLS FARGO BANK, NA

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-1559-MF**
:
: *2009-ED-38*

vs.

JENNIFER F.
SLUSSER A/K/A
JENNIFER F.
FLUFFER
JESSICA R. SLUSSER

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 JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER is over 18 years of age and resides at **505 JOHNSON AVENUE, BERWICK, PA 18603.**

(c) that defendant JESSICA R. SLUSSER is over 18 years of age, and resides at **505 JOHNSON AVENUE, BERWICK, PA 18603.**

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

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

WELLS FARGO BANK, NA

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1559-MF
:
: *2009-ED-38*
:

vs.

JENNIFER F.
SLUSSER A/K/A
JENNIFER F.
FLUFFER
JESSICA R. SLUSSER

VERIFICATION OF NON-MILITARY SERVICE

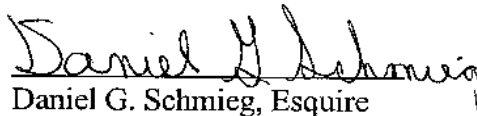
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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.

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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

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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715

Plaintiff,

v.

JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603

JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603

Defendant(s).

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2008-CV-1559-MF

2009-ED-38

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

WELLS FARGO BANK, NA, 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 **1500-1504 PINE STREET, BERWICK, PA 18603-2130**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER	505 JOHNSON AVENUE BERWICK, PA 18603
JESSICA R. SLUSSER	505 JOHNSON AVENUE BERWICK, PA 18603

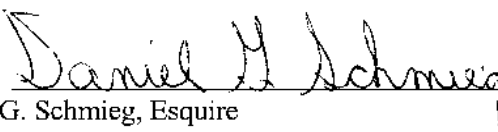
2. Name and address of Defendant(s) in the judgment:

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.) |
| NONE | |
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.) |
| NONE | |
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.) |
| NONE | |
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 | 1500-1504 PINE STREET
BERWICK, PA 18603-2130 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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.

February 10, 2009
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, NA
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

Plaintiff,

v.

**JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603**

**JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603**

Defendant(s).

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

WELLS FARGO BANK, NA, Plaintiff in the above action, by its attorney, Daniel G. Schmieg, Esquire, sets forth as of the date the Praecepto for the Writ of Execution was filed, the following information concerning the real property located at **1500-1504 PINE STREET, BERWICK, PA 18603-2130**.

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

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LAST KNOWN ADDRESS (If address cannot be
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**JENNIFER F. SLUSSER A/K/A
JENNIFER F. FLUFFER**

**505 JOHNSON AVENUE
BERWICK, PA 18603**

JESSICA R. SLUSSER

**505 JOHNSON AVENUE
BERWICK, PA 18603**

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NAME

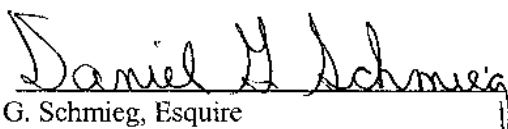
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SAME AS ABOVE

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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.) |
| NONE | |
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 | 1500-1504 PINE STREET
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Date


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Attorney for Plaintiff

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Plaintiff,

v.

JENNIFER F. SLUSSER A/K/A JENNIFER F.
FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603

JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
505 JOHNSON AVENUE
BERWICK, PA 18603

JESSICA R. SLUSSER
505 JOHNSON AVENUE
BERWICK, PA 18603

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 **1500-1504 PINE STREET, BERWICK, PA 18603-2130** 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 \$92,486.48 obtained by **WELLS FARGO BANK, NA**, (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, NA**, 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 Notice 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 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL those certain pieces or parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

PARCEL NO. 1:

BEGINNING at the Northeasterly intersection of Pine and East Fifteenth Streets; thence along the Easterly line of Pine Street, in a Northerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Southwesterly corner of land of Robey H. Cook et ux; thence along said Cook land, in an Easterly direction, a distance of Ninety-nine (99) Feet to the Westerly line of Lot Number Three (3); thence along the Westerly line of said lot, in a Southerly direction, a distance of Eighty-nine and one-half (89 1/2) Feet, more or less, to the Northerly side of East Fifteenth Street; thence in a Westerly direction, along said street, a distance of Ninety-nine (99) feet to Pine Street, the place of beginning.

This description is intended to cover and this deed to convey the Southerly portions of Lots Numbers One (1) and Two (2) of Smith's Addition.

PARCEL NO. 2:

BEGINNING at a point on the northern boundary of Fifteenth Street at the southeasterly corner of Lot No. 2 of Smith's Addition, now being the corner of property of Martha Smith; thence along the easterly line of said Lot No. 2 in a northerly direction a distance of 89 1/2 feet more or less to a point, said point being the intersection of other land owned now or formerly by Paul J. Chesney and Judith A. Chesney, his wife and Martha Smith; thence in an easterly direction parallel with Fifteenth Street, a distance of 49 1/2 feet to the westerly line of Lot No. 4, being land now or late of Francis Lubach; thence along the westerly line of said Lot No. 4 a distance of 89 1/2 feet, more or less, is the northerly boundary of Fifteenth Street, aforesaid; thence along Fifteenth Street in an easterly direction a distance of 49 1/2 feet to the southeasterly corner of Lot No. 2 aforesaid, the place of beginning.

This description is intended to cover and this deed to convey the southerly portion of Lot No. 3 of Smith's Addition to the Borough of Berwick, the northerly and southerly lines of which are intended to be extensions of the northerly and southerly lines of other land of Martha Smith.

BEING the same premises conveyed to Peter T. Haring and Laurie J. Haring, his wife, by Deed of Martha Smith, Widow, dated November 3, 1994, recorded in Columbia County Record Book 583 Page 490 on November 7, 1994.

TITLE TO SAID PREMISES IS VESTED IN Jennifer F. Slusser and Jessica R. Slusser, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Peter T. Haring and Laurie J. Haring, h/w, dated 05/20/2006, recorded 06/23/2006 in Instrument Number 200606354.

Premises being: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
Tax Parcel #04A-02-095-00,000

DESCRIPTION

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Premises being: 1500-1504 PINE STREET, BERWICK, PA 18603-2130
Tax Parcel #04A-02-095-00,000

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.

Daniel H. Behring
(Attorney for Plaintiff(s)) (SEAL)

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.

Daniel H. Behring
(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

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

follows: WELLS FARGO BANK, NA vs JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER and JESSICA R. SLUSSER

The defendant(s) will be found at 505 JOHNSON AVENUE, BERWICK, PA 18603
505 JOHNSON AVENUE, BERWICK, PA 18603

..... 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
.....
.....
.....

SHERIFF'S RETURN

WELLS FARGO BANK, NA

Plaintiff

vs.

JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
JESSICA R. SLUSSER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-1559-MF 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

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
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Plaintiff WELLS FARGO BANK, NA	Court Number 2008-CV-1559-MF
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Defendant JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER & JESSICA R. SLUSSER	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.
JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
505 JOHNSON AVENUE, BERWICK, PA 18603

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 (215)563-7000	Date
---	-----------------------------------	------

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, NA	Court Number 2008-CV-1559-MF
-----------------------------------	---------------------------------

Defendant JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER & JESSICA R. SLUSSER	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. JESSICA R. SLUSSER
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 505 JOHNSON AVENUE, BERWICK, PA 18603

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.

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Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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, NA

Court Number
2008-CV-1559-MF

Defendant
JENNIFER F. SLUSSER A/K/A JENNIFER F. FLUFFER & JESSICA R. SLUSSER

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)
1500-1504 PINE STREET, BERWICK, PA 18603-2130

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.

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

Telephone Number
(215)563-7000

Date

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 _____

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED NUMBER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
766445

ENR 01/14/2009

DATE	AMOUNT
01/14/2009	*****1,350.00

Void after 180 days



Details on back

Security Features Inclusion

MP

SECURED
MICROPRINT
COPYING
SECURE

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

Thomas S. Hallinan

⑈766445⑈ ⑈036001808⑈36 150866 6⑈