

SHERIFF'S SALE COST SHEET

Taylor Brian vs. Alenshies
 NO. 40-09 ED NO. 1896-07 JD DATE/TIME OF SALE Stewart

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$135.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$24.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$13.10	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$4.50	
NOTARY	\$15.00	
TOTAL *****		\$211.60

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$705.40	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$1055.40

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ - 00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$5.60	
TOTAL *****		\$5.60

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ - 00

SURCHARGE FEE (DSTE)	\$10.00	
MISC.	\$	
TOTAL *****		\$ - 00

TOTAL COSTS (OPENING BID) \$1352.00

SHERIFF'S SALE COST SHEET

Fair, Ben, & Hakey M. vs. Mark & Rachelle Mansinger
 NO. 40-09 ED NO. 1896-08 JD DATE/TIME OF SALE Apr 21 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>361.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>908.40</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1130.40</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>158.26</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>163.26</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1806.66

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSOLE +**MICHAEL J. CLARK +****ILANA ZION****LESLIE RASE**

+ Also Licensed in New Jersey

June 9, 2009

VIA FACSIMILE: 570-389-5625

Columbia County Sheriff

ATTN: Sheriff Chamberlain

RE: Taylor, Bean & Whitaker Mortgage Corp.
vs. Mark D. Mensinger and Rachelle L. Mensinger
Docket No. 2008-CV-1896
Our File No. 08-033537

Dear Sheriff Chamberlain:

Kindly stay Sheriff's sale currently scheduled for June 24, 2009 in the above-referenced matter. Plaintiff has realized that no monies have been reported to have been received.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Columbia County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

Lisa Kosik
Legal Assistant

The logo consists of the letters 'SD' in a white, serif font, centered within a solid black square.**SHAPIRO & DeNARDO, LLC**

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MICHAEL J. CLARK +

ILANA ZION

LESLIE RASE

+ Also Licensed in New Jersey

April 28, 2009

VIA FACSIMILE: 570-389-5625

Office of the Sheriff of Columbia County

Attn: Sheriff Chamberlain

Re: Taylor, Bean & Whitaker Mortgage Corp. vs. Mark D. Mensinger and Rachelle L. Mensinger
C.P. #2008-CV-1896,
Sale Date: April 29, 2009
Our File # 08-033537

Dear Sheriff Chamberlain:

Kindly continue the above-referenced sale for sixty (60) days. Please forward the new sale date to my attention at your earliest convenience.

Thank you for your anticipated cooperation. If you have any questions or problems, please do not hesitate to contact me directly.

Very truly yours,

Lisa Kosik
Legal Assistant

*New Sale date:
June 24, 2009 9:30 AM*

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Taylor, Bern & Whitaker M.D. vs Mark & Rachelle Mansinger

NO. 40-09 ED NO. 1896-08 JD

DATE/TIME OF SALE: Apr 29 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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.

My commission expires Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, 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.

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.

TAYLOR, BEAN & WHITAKER MORT CORP
VS.

MARK & RACHELLE MENSINGER

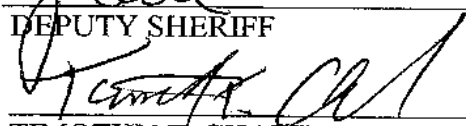
WRIT OF EXECUTION #40 OF 2009 ED

POSTING OF PROPERTY

MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARK & RACHELLE MENSINGER AT 361 WELLSVILLE RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires September 30, 2012

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) 794-6300

TAYLOR, BEAN & WHITAKER MORTGAGE Docket # 40ED2009
CORP.

VS

MORTGAGE FORECLOSURE

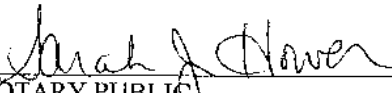
MARK D. MENSINGER
RACHELLE L. MENSINGER

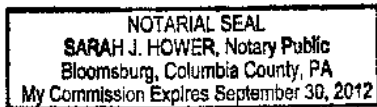
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, MARCH 04, 2009, AT 11:37 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARK MENSINGER AT 361 WELLIVERSVILLE ROAD, BLOOMSBURG BY HANDING TO MARK MENSINGER, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

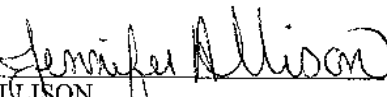
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 04, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6388

TAYLOR, BEAN & WHITAKER MORTGAGE CORP. **Docket # 40ED2009**

VS

MORTGAGE FORECLOSURE

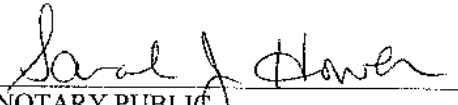
**MARK D. MENSINGER
RACHELLE L. MENSINGER**

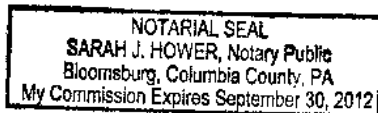
AFFIDAVIT OF SERVICE

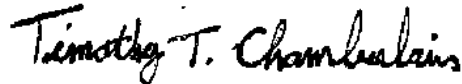
NOW, THIS WEDNESDAY, MARCH 04, 2009, AT 11:37 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RACHELLE MENSINGER AT 361 WELLSVILLE ROAD, BLOOMSBURG BY HANDING TO MARK MENSINGER, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

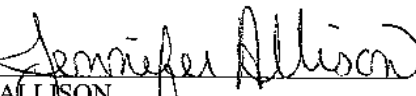
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 04, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Mark D. Mensinger
and
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

I, Lisa Kosik, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, Taylor, Bean & Whitaker Mortgage Corp., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on March 6, 2009, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:



Lisa Kosik
Legal Assistant

08-033537

Name and Address of Sender
Shapiro & DeNardo, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406

Article Number

1. 08-033537

2. Tenant or Occupant
361 Wellersville Road
Bloomsburg, PA 17815

Columbia County Domestic Relations
15 Perry Avenue
PO Box 380
Bloomsburg, PA 17815

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Fee

Postage

Addressee (Name, Street, City State, & ZIP Code)

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COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/20/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 40ED2009

PLAINTIFF TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

DEFENDANT MARK D, MENSINGER
RACHELLE L. MENSINGER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARK MENSINGER	MORTGAGE FORECLOSURE
361 WELLSVILLE ROAD	
BLOOMSBURG	

SERVED UPON Mark Mensinger

RELATIONSHIP def IDENTIFICATION _____

DATE 3-4-09 TIME 1137 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 3-4-09

Millers town Rd
- (R) on Welliversville

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/20/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 40ED2009

PLAINTIFF TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

DEFENDANT MARK D, MENSINGER
RACHELLE L. MENSINGER
ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
RACHELLE MENSINGER
361 WELLIVERSVILLE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Mark Mensinger

RELATIONSHIP husband IDENTIFICATION _____

DATE 3-4-09 TIME 1137 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. Wilson

DATE

3-4-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/20/2009

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 40ED2009

PLAINTIFF TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

DEFENDANT MARK D, MENSINGER
RACHELLE L. MENSINGER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
MARJORIE CRAWFORD-TAX
COLLECTOR
276 MELLICK HOLLOW ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-24-09 TIME 1526 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

2-24-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/20/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 40ED2009

PLAINTIFF TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

DEFENDANT MARK D, MENSINGER
RACHELLE L. MENSINGER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____


DATE 2-24-09 TIME 1500 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 2-24-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/20/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 40ED2009

PLAINTIFF TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

DEFENDANT MARK D, MENSINGER
RACHELLE L. MENSINGER

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Rena Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 2-24-09 TIME 1121 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

2-24-09

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

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. 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 *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *2-26-9*
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
(Transfer from service label)

7007 3020 0001 4837 9836

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 25 2004*
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
(Transfer from service label)

7007 3020 0001 4837 9829

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

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 *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *FEB 25 2004*
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
(Transfer from service label)

7007 3020 0001 4837 9812

PS Form 3811, February 2004

Domestic Return Receipt

102595-

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

COMPLETE THIS SECTION ON DELIVERY

JUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/24/2009

Fee: \$5.00

Cert. NO: 5805

MENSINGER RACHELLE L & MARK D
361WELLIVERSVILLE ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20020 -3992
Location: 361 WELLIVERSVILLE RD
Parcel Id:26 -09 -015-00,000

Assessment: 18,313
Balances as of 02/24/2009

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

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

REAL ESTATE OUTLINE

ED # 40-09

DATE RECEIVED 2-25-09
DOCKET AND INDEX 2-23-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>322532</u>

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

SALE DATE	<u>Apr 29 09</u>	TIME <u>1000</u>
POSTING DATE	<u>Mar 24</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 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 40 OF 2009 ED AND CIVIL WRIT NO. 1896 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

S 82-45-00 E, a distance of 67.05 feet to a point,

S 80-26-00 E, a distance of 92.92 feet to a point,

S 83-22-50 E, a distance of 129.95 feet to a point,

S 83-47-30 E, a distance of 55.36 feet to a point,

S 82-47-40 E, a distance of 316.23 feet to a point,

THENCE along lands now or formerly of Allen and Nancy Cornell, S 12-11-20 W, passing through an iron pin set on the property line 16.6 feet from the last mentioned point in the centerline of the road, a distance of 225.35 feet to a stone monument in line of lands of said Cornell. THENCE along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road. THENCE along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of Beginning.

CONTAINING 3.48 Acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

BEING NO. 361 WELLIVERSVILLE ROAD

TAX PARCEL #26-09-015

BEING the same premises which Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties, by Deed dated April 3, 2002 and recorded in the Columbia County Recorder of Deeds Office on April 4, 2002 in Deed Book 2002, page 3992, granted and conveyed unto Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

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Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

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Plaintiff's Attorney
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

No: 2008-CV-1896

2009-ED-40

VS.

Mark D. Mensinger and Rachelle L. Mensinger
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

361 Welliversville Road, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$159,767.46

Interest from February 18, 2009 to

\$

Costs to be added

Seal of Court

Sami B. Kline
PROTHONOTARY

Date: 3/19/2009

Deputy Prothonotary

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO
Admitted in Illinois and Florida Only
DAVID S. KREISMAN
Admitted in Illinois Only
CHRISTOPHER A. DENARDO
Managing Partner
DANIELLE BOYLE-EBERSON +
MICHAEL J. CLARK +
ILANA ZION
LESLIE RASE
+ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815
Attn:

RE: Taylor, Bean & Whitaker Mortgage Corp. vs. Mark D. Mensinger and Rachelle L. Mensinger
Docket number: 2008-CV-1896
Our file number: 08-033537
Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the
SALE_SCHEDULED_DATE sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

_____ Sale deposit in the amount of \$1,350.00;
_____ 8 copies of the property legal description for the deed and printers;
_____ Affidavit pursuant to Rule 3129.1 ;
_____ Act 91 Affidavit;
_____ Notices of Sale for each Defendant;
_____ Request for service of the notice of sale;
_____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,
Crystle Langelo
Legal Assistant

SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
Telephone: (610) 278-6800
Facsimile: (610) 278-9980

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: Taylor, Bean & Whitaker Mortgage Corp. vs. Mark D. Mensinger and Rachelle L. Mensinger
CIVIL ACTION NO. 2008-CV-1896
OUR FILE NO. 08-033537

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Crystle Langelo
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

2009-ED-40

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Your house (real estate) at: 361 Welliversville Road, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$159,767.46 obtained by Taylor, Bean & Whitaker Mortgage Corp. (the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

1. 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.
2. You may be able to stop the sale through other legal proceedings.
3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of 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 (610) 278-6800.

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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: 570-389-5622.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of said schedule of distribution.
7. You may also have other rights and defenses or ways of getting your house 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 Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

08-033537

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THENCE along lands now or formerly of Barry A. Nolt, N 82-52-10 W, a distance of 688.83 feet to a point in the centerline of the aforementioned Millertown Road.

THENCE along the centerline of said Millertown Road N 18-54-10 E, a distance of 231.80 feet to a point, the place of Beginning.

CONTAINING 3.48 Acres and being in accordance with a draft of survey prepared by Construction Engineering, Inc., James M. Wood, PLS dated July 12, 2002. Said draft of survey is intended to be recorded herewith and made part of this deed.

BEING NO. 361 WELLIVERSVILLE ROAD

TAX PARCEL #26-09-015

BEING the same premises which Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties, by Deed dated April 3, 2002 and recorded in the Columbia County Recorder of Deeds Office on April 4, 2002 in Deed Book 2002, page 3992, granted and conveyed unto Rachelle L. Mensinger and Mark D. Mensinger, husband and wife, as tenants by the entireties.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Mount Pleasant, in the County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the intersection of the center lines of State Route 4011, known as Millertown Road and Township road number T-559, known as Welliversville Road. Thence along the centerline of said Welliversville Road the following 5 course and distances:

S 82-45-00 E, a distance of 67.05 feet to a point,
S 80-26-00 E, a distance of 92.92 feet to a point,
S 83-22-50 E, a distance of 129.95 feet to a point,
S 83-47-30 E, a distance of 55.36 feet to a point,
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SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1896

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Taylor, Bean & Whitaker Mortgage Corp.
1417 North Magnolia Avenue
Ocala, FL 34475

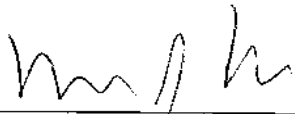
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033537

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
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Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

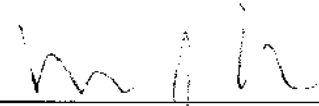
 X FHA - Tenant Occupied or Vacant
 Commercial
 As a result of a Complaint in Assumpsit
 That the Plaintiff has complied in all respects with Section 403 of the Mortgage
Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
PA Bar # 202929

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 202929, 78447 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815
Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815
DEFENDANT(S)

STATE OF: Florida

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

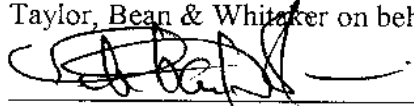
COUNTY OF: Marion

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.


Taylor, Bean & Whitaker on behalf of Taylor, Bean & Whitaker Mortgage Corp.

By:

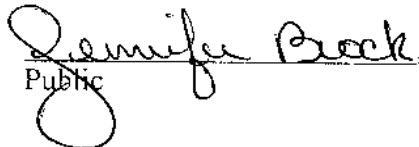

NAME: Erla Carter-Shaw

TITLE: Executive Vice President

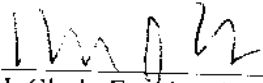
Sworn to and subscribed before me this 17th day of October, 2008.

NOTARY PUBLIC-STATE OF FLORIDA
 Jennifer Brock
Commission # DD428049
Expires: MAY 10, 2009
Bonded Thru Atlantic Bonding Co., Inc.

08-033537

 Jennifer Brock, Notary
Public

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Michael J. Clark, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
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S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

2009-ED-40

AFFIDAVIT PURSUANT TO RULE 3129.1

Taylor, Bean & Whitaker Mortgage Corp., Plaintiff in the above action, sets forth, as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 361 Welliversville Road, Bloomsburg, PA 17815.

1. Name and address of Owner(s) or Reputed Owner(s)

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

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

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

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

Taylor, Bean & Whitaker Mortgage Corp.
1417 North Magnolia Avenue
Ocala, FL 34475

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

Taylor, Bean & Whitaker Mortgage Corp., Plaintiff
1417 North Magnolia Avenue
Ocala, FL 34475

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

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:

Columbia County Domestic Relations
15 Perry Avenue
P.O. Box 380
Bloomsburg, PA 17815

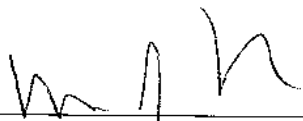
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
361 Welliversville Road
Bloomsburg, PA 17815

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

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

08-033537

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

2009-ED-40

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Ocala, FL 34475

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

Taylor, Bean & Whitaker Mortgage Corp., Plaintiff
1417 North Magnolia Avenue
Ocala, FL 34475

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

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:

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15 Perry Avenue
P.O. Box 380
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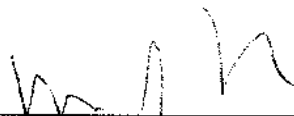
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
361 Welliversville Road
Bloomsburg, PA 17815

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

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

08-033537

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
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S & K FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.

PLAINTIFF

VS.

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361 Welliversville Road
Bloomsburg, PA 17815
Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815
DEFENDANT(S)

STATE OF: Florida

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

2009-ED-40


COUNTY OF: Marion

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Taylor, Bean & Whitaker on behalf of Taylor, Bean & Whitaker Mortgage Corp.
By: [Signature]
NAME: Erla Carter-Shaw
TITLE: Executive Vice President

Sworn to and subscribed before me this 17th day of October, 2008.

08-033537
NOTARY PUBLIC-STATE OF FLORIDA
 Jennifer Brock
Commission # DD428049
Expires: MAY 10, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Jennifer Brock, Notary
Public

SHAPIRO & DeNARDO, LLC
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PLAINTIFF

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Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

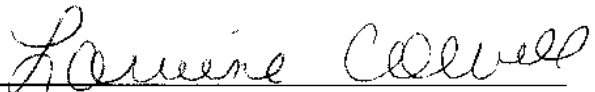
2009-ED-40

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, February 3, 2009 to the following Defendants:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815


Laraine Colwell, Legal Assistant
to Ilana Zion, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Mark D. Mensinger and Rachelle L.
Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

2009-ED-40

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Mark D. Mensinger
DATE OF NOTICE: February 3, 2009

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar preuba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:

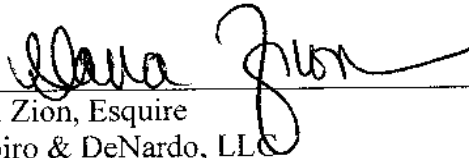
Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815


Ilana Zion, Esquire
Shapiro & DeNardo, LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

VS.

Mark D. Mensinger and Rachelle L.
Mensinger
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2008-CV-1896

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Rachelle L. Mensinger

DATE OF NOTICE: February 3, 2009

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
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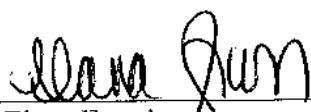
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570-784-8760

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PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815



Ilana Zion, Esquire
Shapiro & DeNardo LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033537

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1896

CERTIFICATE OF SERVICE

I, Michael J. Clark, Esquire, Attorney for the Plaintiff, hereby certify that I have served
by first class mail, postage prepaid, true and correct copies of the attached papers upon the
following person(s) or their attorney of record:


Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Date mailed: 2/18/09

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033537

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
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Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF

vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1896

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

Taylor, Bean & Whitaker Mortgage Corp.
1417 North Magnolia Avenue
Ocala, FL 34475

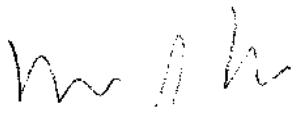
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033537

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia Couty Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

TAMI B. KLINE
Prothonotary

TO: Mark D. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Taylor, Bean & Whitaker Mortgage Corp.
PLAINTIFF
vs.

Mark D. Mensinger and
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1896

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

TAMI B. KLINE
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS
Columbia Couty Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

TAMI B. KLINE

Prothonotary

TO: Rachelle L. Mensinger
361 Welliversville Road
Bloomsburg, PA 17815

Taylor, Bean & Whitaker Mortgage Corp.

PLAINTIFF

vs.

Mark D. Mensinger nd
Rachelle L. Mensinger
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2008-CV-1896

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IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Bank of America, N. A.

2-50/710

322532

DATE	2/17/2009
AMOUNT	***1,350.00

PAY One Thousand Three Hundred Fifty and 00/100*****

VOID AFTER 90 DAYS

TO THE SHERIFF OF COLUMBIA COUNTY

ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815



08-033537 MENSINGER, M

⑈ 3 2 2 5 3 2 ⑈ ⑆ 0 7 1 0 0 0 5 0 5 ⑆ 5 2 0 1 1 1 7 4 1 9 ⑈