

SHERIFF'S SALE COST SHEET

NO. 100115 Fargo vs. 131 Fargo
 NO. 6709 ED NO. 246-09 JD DATE/TIME OF SALE Stapel

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>18.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>12.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>345.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>145.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>370.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$

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

TOTAL COSTS (OPENING BID) \$ 1350.00

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

June 22, 2009

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **WELLS FARGO FINANCIAL PENNSYLVANIA, INC. v.**
PHILLIP J. BAFUNNO and TARAH BAFUNNO
605 BUTTERNUT STREET BERWICK, PA 18603-3230
Court No. 2009-CV-246

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for June 24, 2009 due to the following: Charge off.

Please be advised that no funds were reported to be received.

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

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

Thank you for your correspondence in this matters.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

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

FACSIMILE TRANSMITTAL SHEET

TO: *E. Reddy* FROM: *Chamberlain*
COMPANY: DATE: *5-23-04*
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: *2*
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

SHERIFF'S SALE COST SHEET

in eff. large financial vs. Phillip & Rachel
 NO. 6709 ED NO. 248-09 JD DATE/TIME OF SALE June 14 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>100.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>716.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>116.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>971.50</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>11.50</u>
TOTAL *****	\$ <u>56.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>2407.73</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>2407.73</u>
TOTAL *****		\$ <u>4815.46</u>

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>13.75</u>
WATER	20	\$
TOTAL *****		\$ <u>13.75</u>

SURCHARGE FEE (DSTE)		\$ <u>180.00</u>
MISC.		\$
TOTAL *****		\$ <u>180.00</u>

TOTAL COSTS (OPENING BID) \$ 1211.76

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wellingburg Financial PA VS Phillips & Finley RA/Emc

NO. 877-24 ED NO. 2016-01 JD

DATE/TIME OF SALE: June 24 2016

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 June 3, 10, 17, 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 17th day of June, 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.

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

June 1, 2009

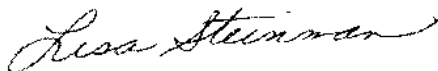
Office of the Sheriff
COLUMBIA County Courthouse

RE: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086
vs.
PHILLIP J. BAFUNNO
TARAH BAFUNNO
COLUMBIA- No. 2009-CV-246
Action in Mortgage Foreclosure
Premises: 605 BUTTERNUT STREET
BERWICK, PA 18603-3230

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 June 24, 2009 SHERIFF'S SALE

AFFIDAVIT OF SERVICE

Plaintiff: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
MAC F4031-086

COLUMBIA County
No 2009-CV-246

Defendant(s): PHILLIP J. BAFUNNO
TARAH BAFUNNO

Our File#195558
Type of Action
- Notice of Sheriff's Sale

Serve: PHILLIP J. BAFUNNO
Address: 228 E. 2ND STREET
BERWICK, PA 18603

Sale Date: JUNE 24, 2009

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to PHILLIP J. BAFUNNO, Defendant, on the 11th day of MAY
2009, at 5:38 o'clock P.m., at 228 E. 2ND ST. BERWICK, Commonwealth of PA, in the
manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'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 30^s Height 5'6" Weight 300 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 11th day
of MAY, 2009
Notary: _____

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 7, 2013
By: Ronald Moll

NOT SERVED

On the _____ day of _____, 200_, at _____ o'clock ____m., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200_.

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

AFFIDAVIT OF SERVICE

Plaintiff: **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**
MAC F4031-086

COLUMBIA County
No 2009-CV-246

Defendant(s): **PHILLIP J. BAFUNNO**
TARAH BAFUNNO

Our File#195558
Type of Action
- Notice of Sheriff's Sale

Serve: **TARAH BAFUNNO**
Address: **1003 W. FRONT STREET APT #A**
BERWICK, PA 18603

Sale Date: **JUNE 24, 2009**

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to TARAH BAFUNNO, Defendant, on the 9th day of MAY, 2009, at 3:30 o'clock p.m., at 1003 W. FRONT ST., BERWICK, Commonwealth of PA, in the manner described below:

☒ Defendant personally served.

Adult family member with whom Defendant(s) reside(s). Relationship is _____

Adult in charge of Defendant(s)'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.

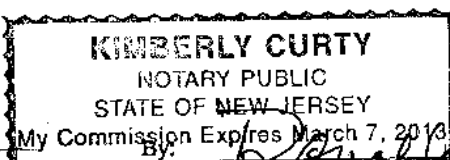
Other: _____

Description: Age 30⁵ Height 5'6" Weight 180 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 9th day
of MAY, 2009

Notary: _____



NOT SERVED

On the _____ day of _____, 200 , at _____ o'clock m., Defendant **NOT FOUND** because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200 .

Notary: _____

By: _____

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - L.D. No. 62205

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

PHELA. HALLINAN & SCHMIEG

Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Fax (215) 563-3826

MICHAEL SCHOENIGER
Legal Assistant, Ext. 1291

Representing Lenders in
Pennsylvania and New Jersey

Date: 5/26/09

Office of the Prothonotary
COLUMBIA County Courthouse

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086
VS.
PHILLIP J. BAFUNNO and TARAH BAFUNNO
NO: 2009-CV-246
PHIS#: 195558

AFFIDAVIT OF SERVICE OF LIENHOLDERS PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the JUNE 24, 2009 Sheriff Sale** 6/24/09 Sale**

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

PHELAN HALLINAN & SCHMIEG

By: *Michael Schoeniger*
MICHAEL SCHOENIGER, Legal Assistant

cc: Sheriff of COLUMBIA County
ATTN:

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
MAC F4031-086
Plaintiff,
v.

PHILLIP J. BAFUNNO
TARAH BAFUNNO
Defendant(s)

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2009-CV-246
:

**AFFIDAVIT PURSUANT TO RULE 3129.1
AND RETURN OF SERVICE PURSUANT TO
Pa. R.C.P. 405 OF NOTICE OF SALE**

I, the undersigned attorney, attorney for WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086 hereby verify as follows:

As required by Pa. R.C.P. 3129.1 (a), Notice of Sale has been given to all known Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address set forth on the Affidavit. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto as Exhibit "A".

PHILAN HALLINAN & SCHMIEG, LLP

By: 

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Attorneys for Plaintiff

Date: 

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. MAC F4031-086
800 WALNUT STREET
DES MOINES, IA 50309**

Plaintiff,

v.

**PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

Defendant(s).

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086, 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 **605 BUTTERNUT STREET, BERWICK, PA 18603-3230**.

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

NAME

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

PHILLIP J. BAFUNNO

**228 E. 2ND STREET
BERWICK, PA 18603**

TARAH BAFUNNO

**1003 W. FRONT STREET APT #A
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.)

BUREAU OF COMPLIANCE

**P.O. BOX 280948
HARRISBURG, PA 17128-0948**

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

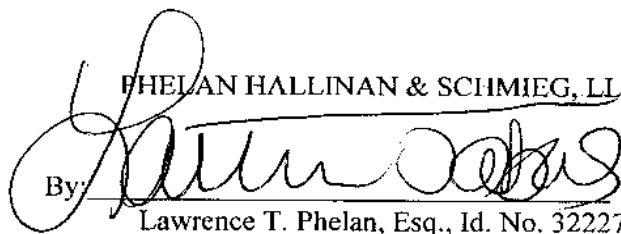
NAME

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


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 | 605 BUTTERNUT STREET
BERWICK, PA 18603-3230 |
| 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.

DATE: 5/26/09

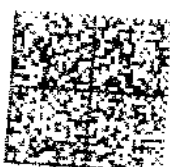
PHILAN HALLINAN & SCHMIEG, LLP
By: 

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Attorneys for Plaintiff

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

TEAM 5 - MFS

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	BUREAU OF COMPLIANCE P.O. BOX 280948 HARRISBURG, PA 17128-0948		
2	****			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:PHILIP J. BAFUNNO PHS #195558. COLUMBIA COUNTY		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
\$ 01.26⁰⁰
PAID
MAILED FROM ZIP CODE 19103



TEAM 5

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: SHELLY SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent
☒ Addressee
B. Received by (Printed Name) *Shelly Sale* C. Date of Delivery *APR 03 2009*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7008 1830 0002 2802 0508

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-16

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

☐ Agent
☒ Addressee
B. Received by (Printed Name) *Shelly Sale* C. Date of Delivery *APR 09 2009*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7008 1830 0002 2802 0515

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M

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

☐ Agent
☒ Addressee
B. Received by (Printed Name) *Shelly Sale* C. Date of Delivery *APR 03 2009*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7008 1830 0002 2802 0522

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-16

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.

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

Shelly Sale
☐ Agent
☒ Addressee
B. Received by (Printed Name) *Shelly Sale* C. Date of Delivery *APR 03 2009*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

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 PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Shelly Sale
☐ Agent
☒ Addressee
B. Received by (Printed Name) *Shelly Sale* C. Date of Delivery *APR 03 2009*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

WOTHY 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 FINANCIAL

VS.

PHILLIP & TARAH BAFUNNO

WRIT OF EXECUTION #67 OF 2009 ED

POSTING OF PROPERTY

May 22, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PHILLIP & TARAH BAFUNNO AT 605 BUTTERNUT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

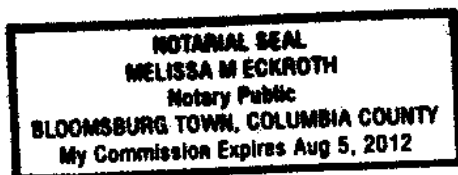
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF MAY 2009



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-1622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. MAC F4031-086
VS

Docket # 67ED2009

MORTGAGE FORECLOSURE

PHILLIP J. BAFUNNO
TARAH BAFUNNO

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 13, 2009, AT 4:15 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PHILLIP BAFUNNO AT 1003A WEST FRONT STREET, BERWICK BY HANDING TO PHILLIP BAFUNNO, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 14, 2009

Sarah J. Hower
NOTARY PUBLIC

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

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

X P. D'Angelo

P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. MAC F4031-086

VS

Docket # 67ED2009

MORTGAGE FORECLOSURE

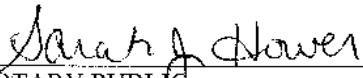
PHILLIP J. BAFUNNO
TARAH BAFUNNO

AFFIDAVIT OF SERVICE

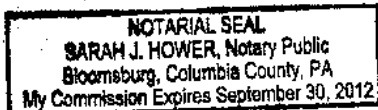
NOW, THIS MONDAY, APRIL 06, 2009, AT 2:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON TARAH BAFUNNO AT 1003 WEST FRONT STREET APT#A, BERWICK BY HANDING TO TARAH BAFUNNO, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 08, 2009



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF


X _____
P. D'ANGELO
DEPUTY SHERIFF

PHILAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

Sheriff
FILE COPY

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,
INC.

Plaintiff

vs.

PHILLIP J. BAFUNNO
TARAH BAFUNNO

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2009-CV-246

ORDER

AND NOW, this 12th day of May, 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	\$66,128.44
Interest Through June 24, 2009	\$7,557.91
Per Diem \$19.71	
Late Charges	\$0.00
Legal fees	\$1,300.00
Cost of Suit and Title	\$1,292.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$0.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,308.00
TOTAL	\$77,586.85

Plus interest from June 24, 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

Thomas J. [Signature]
J.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2009

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO
TARAH BAFUNNO

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PHILLIP BAFUNNO

228 E. 2ND STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

231-9470
Home OFFER
1630 hr.

SERVED UPON

Phillip Bafunno

RELATIONSHIP

IDENTIFICATION

DATE *04.13.09*

TIME *1615*

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)

*EX WIVES APT 1003A
W FRONT BERWICK*

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

04.03.09

1315

D'ANGELO

L/C

DEPUTY

For D'Lo

DATE

04.13.09

Tax Notice 2009 County & Municipality

BERWICK BORO

MAJOR CHECKS PAYABLE TO:
 Bernice C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAYS
PHONE: 570-752-7442

DATE 03/01/2009 **BILL NO.** 2423

FOR: COLUMBIA County

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	15.129	6.146	91.12	92.98	102.28
SINKING		1.345	19.94	20.35	22.39
FIRE		1.25	18.53	18.91	19.86
LIGHT		1.75	25.95	26.48	27.80
BORO RE		10.6	157.16	160.37	168.39
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		312.70 April 30 If paid on or before	319.09 June 30 If paid on or before	340.72 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BAFUNNO PHILLIP J & TARAH
 605 BUTTERNUT STREET
 BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-09-042-00.000	
605 BUTTERNUT ST	
.1136 Acres	Land 2,500
	Buildings 12,629
Total Assessment	15,129

This tax returned to
 courthouse on:
 January 1, 2010

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2009

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO
TARAH BAFUNNO

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

231-9470

PERSON/CORP TO SERVED

TARAH BAFUNNO

1003 WEST FRONT STREET APT#A

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON TARAH BAFUNNO

RELATIONSHIP _____ IDENTIFICATION _____

DATE 040609 TIME 1430 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

Ph. D. B.

DATE 04.06.09



April 7, 2009

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086

VS.

**PHILLIP J. BAFUNNO
TARAH BAFUNNO**

DOCKET # 67ED2009

JD # 246JD2009

Dear Timothy:

The amount due on the sewer account #108273 for the property located at 605
Butternut Street Berwick, Pa through June 30, 2009 is \$272.28.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:06-APR-09

FEE:\$5.00

CERT. NO:5971

BAFUNNO PHILLIP J & TARAH
605 BUTTERNUT STREET
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20030-0366
LOCATION: 605 BUTTERNUT ST PT LOT 19-20
PARCEL: 04A-09 -042-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	935.47	18.01	115.00	1,068.48
2008	PRIM	1,004.14	21.10	30.00	1,055.24
TOTAL DUE :					\$2,123.72

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2009

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO

TARAH BAFUNNO

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

TENANT(S)

605 BUTTERNIT STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.03.09 TIME 1340 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 04.03.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2009

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO
TARAH BAFUNNO

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 Doyle

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-03-09 TIME 1345 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

Paul Doyle

DATE 04.03.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2009

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO
TARAH BAFUNNO

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLI GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04-03-09 TIME 0900 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

04.03.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2009

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO

TARAH BAFUNNO

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 4-3-09 TIME 0915 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

4-3-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2009

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 67ED2009

PLAINTIFF WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

DEFENDANT PHILLIP J. BAFUNNO

TARAH BAFUNNO

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 4-3-09 TIME 0820 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 Allisano

DATE 4-3-09

REAL ESTATE OUTLINE

ED # 67-09

DATE RECEIVED 4-2-09
DOCKET AND INDEX 4-2-09

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>79/309</u>

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

SALE DATE	<u>June 24, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>May 28, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 5</u>	
	2 ND WEEK <u>12</u>	
	3 RD WEEK <u>19, 09</u>	

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67 OF 2009 ED AND CIVIL WRIT NO. 246 OF 2009 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 lot, piece of parcel of land situate in the Borough of Bewick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230

Tax Parcel #04A-09-04-200

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
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67 OF 2009 ED AND CIVIL WRIT NO. 246 OF 2009 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 lot, piece of parcel of land situate in the Borough of Bewick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230

Tax Parcel #04A-09-04-200

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
Daniel Schmieg
1617 JFK Blvd
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY JUNE 24, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67 OF 2009 ED AND CIVIL WRIT NO. 246 OF 2009 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 lot, piece of parcel of land situate in the Borough of Bewick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230

Tax Parcel #04A-09-04-200

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
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 FINANCIAL
PENNSYLVANIA, INC. MAC F4031-
086

vs.

PHILLIP J. BAFUNNO

TARAH BAFUNNO

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2009-CV-246 Term 200

2009-ED-67
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: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230
(See Legal Description attached)

Amount Due	<u>\$75,616.94</u>
Additional Fees and Costs	<u>\$1,832.50</u>
Interest from 3/24/09 to Sale	\$.....and costs.
at \$12.43per diem	

Jami B. Klisi

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

Dated April 2, 2009
(SEAL)

PHS#195558

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 FINANCIAL PENNSYLVANIA, INC.
MAC F4031-086

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**

vs.

PHILLIP J.
BAFUNNO
TARAH BAFUNNO

: **NO. 2009-CV-246**

: *2009-ED-67*

VERIFICATION OF NON-MILITARY SERVICE

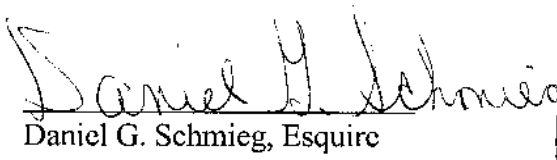
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 PHILLIP J. BAFUNNO is over 18 years of age and resides at **228 E. 2ND STREET, BERWICK, PA 18603.**

(c) that defendant TARAH BAFUNNO is over 18 years of age, and resides at **1003 W. FRONT STREET APT #A, 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 FINANCIAL PENNSYLVANIA, INC.
MAC F4031-086

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-246**
:
: *2009-ED-67*

vs.

PHILLIP J.
BAFUNNO
TARAH BAFUNNO

VERIFICATION OF NON-MILITARY SERVICE

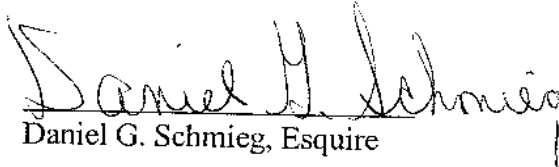
Daniel G. Schmieg, Esquire, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 PHILLIP J. BAFUNNO is over 18 years of age and resides at **228 E. 2ND STREET, BERWICK, PA 18603.**

(c) that defendant TARAH BAFUNNO is over 18 years of age, and resides at **1003 W. FRONT STREET APT #A, 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 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 FINANCIAL PENNSYLVANIA,
INC. MAC F4031-086
800 WALNUT STREET
DES MOINES, IA 50309**

Plaintiff,

v.

**PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2009-CV-246**

2009-ED-67

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086, 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 **605 BUTTERNUT STREET, BERWICK, PA 18603-3230**.

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

NAME

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

PHILLIP J. BAFUNNO

**228 E. 2ND STREET
BERWICK, PA 18603**

TARAH BAFUNNO

**1003 W. FRONT STREET APT #A
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.) |
|---|---|
| WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. | 3201 NORTH 4 TH AVENUE
SIOUX FALLS, SD 57104 |
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 | 605 BUTTERNUT STREET
BERWICK, PA 18603-3230 |
| 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 31, 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 FINANCIAL PENNSYLVANIA,
INC. MAC F4031-086
800 WALNUT STREET
DES MOINES, IA 50309**

Plaintiff,

v.

**PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-246**
:
: *2009-ED-67*
:
:
:
:

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086, 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 **605 BUTTERNUT STREET, BERWICK, PA 18603-3230**.

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

NAME

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

PHILLIP J. BAFUNNO

**228 E. 2ND STREET
BERWICK, PA 18603**

TARAH BAFUNNO

**1003 W. FRONT STREET APT #A
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.)

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

**3201 NORTH 4TH AVENUE
SIOUX FALLS, SD 57104**

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

**605 BUTTERNUT STREET
BERWICK, PA 18603-3230**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

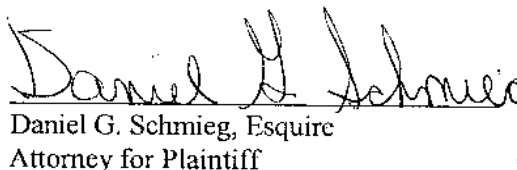
**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**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 31, 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 FINANCIAL

PENNSYLVANIA, INC. MAC F4031-086

800 WALNUT STREET

DES MOINES, IA 50309

Plaintiff,

v.

PHILLIP J. BAFUNNO

228 E. 2ND STREET

BERWICK, PA 18603

TARAH BAFUNNO

1003 W. FRONT STREET APT #A

BERWICK, PA 18603

Defendant(s).

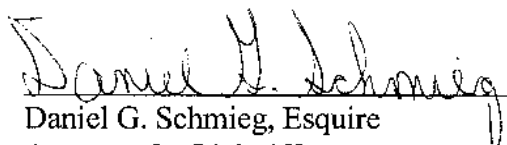
: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-246**
:
: *2009-ED 67*
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CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. MAC F4031-086
800 WALNUT STREET
DES MOINES, IA 50309**

Plaintiff,

v.

**PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

Defendant(s).

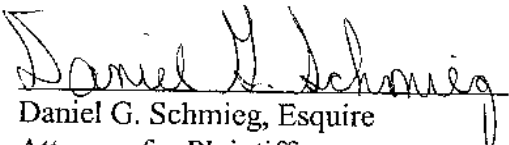
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:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-246**
:
: *2009-ED-67*
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:
:

CERTIFICATION

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

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

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

Attorney for Plaintiff

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC. MAC F4031-086
800 WALNUT STREET
DES MOINES, IA 50309**

Plaintiff,

**v.
PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: PHILLIP J. BAFUNNO
228 E. 2ND STREET
BERWICK, PA 18603**

**TARAH BAFUNNO
1003 W. FRONT STREET APT #A
BERWICK, PA 18603**

2009-ED-67

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 **605 BUTTERNUT STREET, BERWICK, PA 18603-3230** 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 **\$75,616.94** obtained by **WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086**, (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 FINANCIAL PENNSYLVANIA, INC. MAC F4031-086**, 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 that certain lot, piece of parcel of land situate in the Borough of Bewick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick

TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230
Tax Parcel #04A-09-04-200

DESCRIPTION

ALL that certain lot, piece of parcel of land situate in the Borough of Bewick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick

TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230
Tax Parcel #04A-09-04-200

DESCRIPTION

ALL that certain lot, piece of parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot now or late of Harold Welliver on the westerly side of Butternut Street, 52 feet north of Sixth Street; thence westerly along Lot now or late of said Welliver and land now or late of Ellen Dent and parallel with Sixth Street, ninety-nine (99) feet to the easterly line of Lot No. 18; thence northerly along said lot, fifty (50) feet to corner of land now or late of O.W. Baker; thence easterly along said land and parallel with Sixth Street, ninety-nine (99) feet to Butternut Street; thence southerly along said street, fifty (50) feet to the corner, the place of beginning.

BEING parts of Lots No. 19 and 20 in Daniel Reedy's Addition to Berwick

TITLE TO SAID PREMISES IS VESTED IN Phillip J. Bafunno and Tarah Bafunno, his wife, by Deed from Sally Potter, N/B/M Sally Bogart and James Bogart, her husband, dated 12/31/2002, recorded 01/10/2003 in Instrument Number 200300366.

Premises being: 605 BUTTERNUT STREET, BERWICK, PA 18603-3230
Tax Parcel #04A-09-04-200

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Tax Parcel #04A-09-04-200

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. Schmier (SEAL)
(Attorney for Plaintiff)

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

_____, 20____
HARRY A. ROADARMEL
Columbia County, Pa. Sheriff

Sir: — There will be placed in your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086 vs
PHILLIP J. BAFUNNO and TARAH BAFUNNO

The defendant(s) will be found at 228 E. 2ND STREET, BERWICK, PA 18603
1003 W. FRONT STREET APT #A, BERWICK, PA
18603

Daniel H. Schmier 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 FINANCIAL PENNSYLVANIA, INC. MAC
F4031-086

Plaintiff

vs.

PHILLIP J. BAFUNNO
TARAH BAFUNNO

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-246 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

Plaintiff WELLS FARGO FINANCIAL PENNSYLVANIA, INC. MAC F4031-086	Court Number 2009-CV-246
--	------------------------------------

Defendant PHILLIP J. BAFUNNO & TARAH BAFUNNO	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. TARAH BAFUNNO ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1003 W. FRONT STREET APT #A, BERWICK, PA 18603	
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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	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
------------------	---------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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 FINANCIAL PENNSYLVANIA, INC. MAC F4031-086

Court Number
2009-CV-246

Defendant
PHILLIP J. BAFUNNO & TARAH BAFUNNO

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)
605 BUTTERNUT STREET, BERWICK, PA 18603-3230

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date

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

PLAINTIFF _____ Court Number _____

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of _____

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/350

CHECK NO
791309

Pay ONE THOUSAND THREE HUNDRED EIGHTY AND 00/100 DOLLARS

DATE	AMOUNT
03/31/2009	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

791309 036001808135 150866 5