

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

HSBC Mortgage Inc VS Richard Tuggle

NO. 9-09 ED NO. 1837-08 JD

DATE/TIME OF SALE: Mar 25 2009

BID PRICE (INCLUDES COST) \$ 364,813

POUNDAGE - 2% OF BID \$ 7,298

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 372,111

PURCHASER(S): Lamin Pickle, Esq., Atty for HSBC

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

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

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

TOTAL DUE: \$ 372,111

LESS DEPOSIT: \$ 135,000

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

TOTAL DUE IN 8 DAYS \$ 237,111

# SHERIFF'S SALE COST SHEET

HSBC Mortgage Inc. VS. Richard Kingle  
 NO. 9-09 ED NO. 1837-08 JD DATE/TIME OF SALE Mar 25 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$5.00</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** <u>\$391.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$76.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** <u>\$941.16</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>\$472.44</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	<u>\$1599.94</u>
TOTAL ***** <u>\$2072.38</u>	

MUNICIPAL FEES DUE:	
SEWER 20	<u>\$82.29</u>
WATER 20	\$
TOTAL ***** <u>\$82.29</u>	

SURCHARGE FEE (DSTE)	<u>\$110.00</u>
MISC.	\$
	\$
TOTAL ***** <u>\$</u>	

TOTAL COSTS (OPENING BID) \$3648.83

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
mmj@milsteadlaw.com

Christovalente P. Hinkes, Esq. PA & NJ  
chinkes@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator  
LTHOMAS@MILSTEADLAW.COM

Philadelphia Address:  
235 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.09376

May 15, 2009

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: HSBC Mortgage Services, Incorporated vs. Richard  
Tuggle, Sr.  
2008-CV-1837-MF Sale Date: 3/25/09  
Deed Instructions**

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **HSBC Mortgage Services, Incorporated, 636 Grand Regency Boulevard, Brandon, FL, 33510.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Rachel Reckeweg  
Paralegal

{00346729}

REV 183 EX (9-86)	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>	RECORDER'S USE ONLY
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 8910 HARRISBURG, PA 17105-8910	SEE REVERSE FOR INSTRUCTIONS	STATE TAX PAID
		BLOCK NUMBER
		PAGE NUMBER
		DATE RECORDED

COMPLETE EACH SECTION AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL VALUE/CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) WHEN THE DEED IS WITHOUT CONSIDERATION, OR BY GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. A STATEMENT OF VALUE IS NOT REQUIRED IF THE TRANSFER IS WHOLLY EXEMPT FROM TAX BASES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S).

<b>A. CORRESPONDENT - ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:</b>					
NAME <b>Mary L. Harbert-Bell, Esquire</b>			TELEPHONE NUMBER <b>856-482-1400</b>		
STREET ADDRESS <b>220 Lake Drive East, Suite 301</b>			CITY/STATE/ZIP CODE <b>Cherry Hill, NJ 08002</b>		
<b>B. TRANSFER DATA</b>			<b>DATE OF ACCEPTANCE OF DOCUMENT</b>		
GRANTOR(S) LESSOR(S) <b>Sheriff of Columbia County</b>			GRANTEE(S) LESSEE(S) <b>HSBC Mortgage Services, Incorporated</b>		
STREET ADDRESS <b>Columbia County Courthouse PO Box 380</b>			STREET ADDRESS <b>636 Grand Regency Blvd</b>		
CITY <b>Bloomsburg</b>	STATE <b>PA</b>	ZIP CODE <b>17815</b>	CITY <b>Brandon</b>	STATE <b>FL</b>	ZIP CODE <b>33510</b>
<b>C. PROPERTY LOCATION</b>					
STREET ADDRESS <b>235 South Mercer Street</b>			CITY, TOWNSHIP, BOROUGH <b>Berwick, PA 18603</b>		
COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>Berwick Area School District</b>		TAX PARCEL NUMBER <b>04D-09-091-00-000</b>		
<b>D. VAULTION DATA</b>					
1. ACTUAL CASH CONSIDERATION <b>\$3,648.83</b>		2. OTHER CONSIDERATION <b>\$0</b>		3. TOTAL CONSIDERATION <b>\$3,648.83</b>	
4. COUNTY ASSESSED VALUE <b>\$22,400.00</b>		5. COMMON LEVY/RATIO FACTOR <b>3.76</b>		6. FAIR MARKET VALUE <b>\$84,224.00</b>	
<b>E. EXEMPTION DATA</b>					
1a. AMOUNT OF EXEMPTION CLAIMED <b>100%</b>			1b. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>		

**2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED**

- ☐ WILL OR INTESTATE SUCCESSION (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ TRANSFER TO INDUSTRIAL DEVELOPMENT AGENCY.
- ☐ TRANSFER TO A TRUST. (ATTACH COMPLETE COPY OF TRUST AGREEMENT IDENTIFYING ALL BENEFICIARIES.)
- ☐ TRANSFER BETWEEN PRINCIPAL AND AGENT/STRAW PARTY. (ATTACH COMPLETE COPY OF AGENCY/STRAW PARTY AGREEMENT.)
- ☐ TRANSFERS TO THE COMMONWEALTH, THE UNITED STATES AND INSTRUMENTALITIES BY GIFT, DEDICATION, CONDEMNATION OR IN LIEU OF CONDEMNATION. (IF CONDEMNATION OR IN LIEU OF CONDEMNATION, ATTACH COPY OF RESOLUTION.)
- ☒ TRANSFER FROM MORTGAGOR TO A HOLDER OF A MORTGAGE IN DEFAULT. (ATTACH COPY OF MORTGAGE AND NOTE/ASSIGNMENT)
- ☐ CORRECTIVE OR CONFIRMATORY DEED. (ATTACH COMPLETE COPY OF THE PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.)

UNDER PENALTIES OF LAW, I DECLARE THAT I HAVE EXAMINED THIS STATEMENT, INCLUDING ACCOMPANYING INFORMATION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE.	
SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <i>meb</i>	DATE <b>5/15/09</b>

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



**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

Instrument Number - 200509394

Recorded On 9/2/2005 At 11:26:19 AM

\* Total Pages - 19

\* Instrument Type - MORTGAGE

Invoice Number - 85406

\* Mortgagor - TUGGLE, RICHARD -SR

\* Mortgagee - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

User - TSA

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$41.00
RECORDING FEES -	\$41.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$97.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
**BOX SVLA**

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Prepared By:

Name:

Address:

Telephone:

After Recording Return To:

Decision One Mortgage Company, LLC

6060 J.A. Jones Drive, Suite 1000

Charlotte, North Carolina 28287

UPI Number: 04D-009-091

[Space Above This Line For Recording Data]

Loan Number 2030050802750

MIN: 100077910004608648

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **SEPTEMBER 1, 2005**, together with all Riders to this document.

(B) "Borrower" is **RICHARD TUGGLE SR.**. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **Decision One Mortgage Company, LLC**. Lender is a **LIMITED LIABILITY COMPANY** organized and existing under the laws of **NORTH CAROLINA**. Lender's address is **6060 J.A. JONES DRIVE, SUITE 1000, CHARLOTTE, NORTH CAROLINA 28287**.

(E) "Note" means the promissory note signed by Borrower and dated **SEPTEMBER 1, 2005**. The Note states that Borrower owes Lender **SEVENTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100ths Dollars (U.S.\$77,500.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **SEPTEMBER 1, 2035**.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.



R57

11378890

22.09376

Prepared By:  
Georgina Gonzalez,  
HSBC MORTGAGE SERVICES  
577 LAMONT ROAD  
ELMHURST, IL 60126  
630-617-7000

Record and Return to:  
Milstead and Associates, LLC  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002



CORPORATE ASSIGNMENT OF MORTGAGE

Columbia, Pennsylvania  
SELLER'S SERVICING #: 11378890 "TUGGLE SR"

MERS #: 100077910004811614 VRU #: 1-888-679-6377

Date of Assignment: October 30th, 2008  
Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
DECISION ONE MORTGAGE COMPANY, LLC. "ITS SUCCESSORS AND ASSIGNS"  
Assignee: HSBC MORTGAGE SERVICES INC.

I hereby certify the precise address of the within named Assignor is 1595 SPRING HILL RD, STE 310,  
VIENNA, VA 22182. *es*

I hereby certify the precise address of the within named Assignee is 577 LAMONT RD, ELMHURST, IL  
60126. *es*

Executed By: RICHARD TUGGLE, SR. To: DECISION ONE MORTGAGE COMPANY, LLC.  
Date of Mortgage: 09/01/2005 Recorded: 09/02/2005 in Book/Reel/Liber: N/A Page/Folio: N/A as  
Instrument/Document: 200509394 in Columbia, Pennsylvania  
235 S. MERCER STREET, BERWICK, PA 18603 in the Township of BERWICK

I do certify that the precise address of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC. "ITS SUCCESSORS AND  
ASSIGNS" is 1595 SPRING HILL RD, STE 310, VIENNA, VA 22182

Attested By: *Georgina Gonzalez*  
235 S. MERCER STREET, BERWICK, PA 18603 in the Township of BERWICK

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100ths  
DOLLARS and other good and valuable consideration, paid to the above named Assignor, the receipt  
and sufficiency of which is hereby acknowledged, said Assignor hereby assigns unto the above-named  
Assignee, the said Mortgage together with the Note or Notes or other evidence of indebtedness (the  
"Note"), said note having an original principal sum of \$77,500.00 with interest, secured thereby, together  
with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full  
benefit of all the powers and of all the covenants and provisos therein contained, and the said assignor

\*GAG\*GAGHSBI\*10/30/2008 11:03:07 AM\* HSB102HSB/A0000000000000000443441\* PACOLUM\*  
11378890 PASTATE\_MORT\_ASSIGN\_ASSN \*\*GAGHSBI\*

CORPORATE ASSIGNMENT OF MORTGAGE Page 2 of 2

hereby grants and conveys unto the said assignee, the assignor's beneficial interest under the Security Instrument.

TO HAVE AND TO HOLD the said Security Instrument and Note, and also the said property unto the said assignee forever, subject to the terms contained in said Security Instrument and Note.


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC. "ITS SUCCESSORS AND ASSIGNS"  
On October 30th, 2008

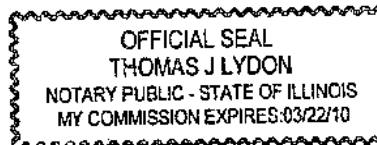
By:   
Angelica Alanis, Vice- President

STATE OF Illinois  
COUNTY OF Cook

On October 30th, 2008, before me, THOMAS J LYDON, a Notary Public in and for Cook in the State of Illinois, personally appeared Angelica Alanis, Vice- President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC. "ITS SUCCESSORS AND ASSIGNS", personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
THOMAS J LYDON  
Notary Expires: 03/22/2010 #646991



(This area for notarial seal)



## Exhibit A

ALL THAT CERTAIN lot situate on the Westerly side of South Mercer Street in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of South Mercer Street at the Southeasterly corner of Lot No. 14; THENCE along the Westerly side of South Mercer Street South  $12^{\circ} 45'$  West, 40 feet to the Northeasterly corner of Lot No. 12; THENCE along the Northerly side of Lot No. 12, North  $77^{\circ} 15'$  West, 148.7 feet to a point; THENCE North  $13^{\circ}$  East, 40 feet to the Southwesterly corner of Lot No. 14; THENCE along the Southerly side of Lot No. 14, South  $77^{\circ} 15'$  East, 148.5 feet to the place of BEGINNING.

Being Lot No. 13 of "Map of Addition to Berwick, Pennsylvania, developed by E.M. Kocher, Berwick, Pennsylvania, scale 1"=50', May 5, 1928, R.A. McCachran, C.M. (erroneously noted as McCechran in chain of title.)

Tax Parcel ID No. 04D-09-091-00-000 .



**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Beverly J. Michael, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

Instrument Number - 200811620  
Recorded On 11/10/2008 At 11:53:46 AM  
\* Instrument Type - ASSIGNMENT OF MORTGAGE  
Invoice Number - 127463  
\* Grantor - TUGGLE, RICHARD -SR  
\* Grantee - HSBC MORTGAGE SERVICES INC  
User - BJM

\* Total Pages - 4

**\* FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$28.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:  
MAIL MILSTEAD & ASSOCIATES LLC**

I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

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, and 3, so 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, and 3, so 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 **JAN 15 2009**  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number **7007 3020 0001 4837 8976**  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3, so 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  
DEPARTMENT 281230  
HARRISBURG, PA 17128-12

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 15 2009**  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number **7007 3020 0001 4837 8969**  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3, so 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 *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 15 2009**  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number **7007 3020 0001 4837 8952**  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 15 2009**  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:  
Complete items 1, 2, and 3, so 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.

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

SENDER: COMPLETE THIS SECTION

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

A. Signature *[Signature]* ☐ Agent ☒ Address  
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JAN 15 2009**  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

59823



**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400

55-136/312

DATE	CHECK	AMOUNT
5/15/09		*\$2,371.81

\*\*\*Two Thousand Three Hundred Seventy-One & 81/100 Dollars

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

PAY  
TO THE  
ORDER  
OF

⑈059823⑈ ⑆031201360⑆ 67 8306 2⑈

Security Features Included: ① Microprint ② Security Features ③ Security Features ④ Security Features ⑤ Security Features ⑥ Security Features ⑦ Security Features ⑧ Security Features ⑨ Security Features ⑩ Security Features ⑪ Security Features ⑫ Security Features ⑬ Security Features ⑭ Security Features ⑮ Security Features ⑯ Security Features ⑰ Security Features ⑱ Security Features ⑲ Security Features ⑳ Security Features ㉑ Security Features ㉒ Security Features ㉓ Security Features ㉔ Security Features ㉕ Security Features ㉖ Security Features ㉗ Security Features ㉘ Security Features ㉙ Security Features ㉚ Security Features ㉛ Security Features ㉜ Security Features ㉝ Security Features ㉞ Security Features ㉟ Security Features ㊱ Security Features ㊲ Security Features ㊳ Security Features ㊴ Security Features ㊵ Security Features ㊶ Security Features ㊷ Security Features ㊸ Security Features ㊹ Security Features ㊺ Security Features ㊻ Security Features ㊼ Security Features ㊽ Security Features ㊾ Security Features ㊿ Security Features

PARCEL ID

040-09-091-00,000

TAX YEAR: 2009

ALTERNATE ID:

VERSION:

UPDATED

AHOFFMAN

01/26/2009 03:45 pm

CUR:

Owner TUGGLE RICHARD SR.

### Multi Owners:

Billroll: PREM

PRIMARY

Stub/Receipt

Date Recvd: 01/26/2009

Location: 235 S MERCER ST

Owner Occupied

## Bankrupt Flag

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	1,365.18	121.28	22.32	45.00	1,553.78
	Total	1,365.18	121.28	22.32	45.00	1,553.78

**Last Payment:**

**Last Notice Date:** 03/02/2009

Type NOT

**Stay Agreement:** NO

Stay Year

Date \_\_\_\_\_

Tax Sale Type:

Date \_\_\_\_\_

**Tax Sale Status:**

1,553.78 +

11.16+ Interest

5. + Lien Cert.

30. + Posting

004

1,599.94\*, Total amount for April

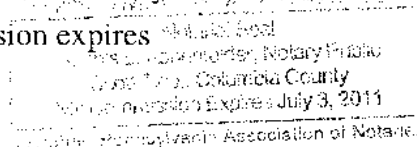
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 March 4, 11, 18, 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 19th day of March, 2009.

(Notary Public)

My commission expires



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

# MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.  
michael@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ  
ndiaz@milsteadlaw.com

Mary Harbert, Esq. PA & NJ  
mharbert@milsteadlaw.com

Renee Royer, Esq. PA & NJ  
royer@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadlaw.com

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Philadelphia Address:

215 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.09376

February 23, 2009

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: HSBC Mortgage Services, Incorporated  
vs. Richard Tuggle, Sr.  
2008-CV-1837-MF  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins  
Paralegal

**\*\*\*THE PROPERTY IS LISTED FOR THE March 25, 2009 SHERIFF'S SALE.**

{00326116}

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**HSBC Mortgage Services, Incorporated,**  
  
**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,**  
  
**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**NO.: 2008-CV-1837-MF**

**AFFIDAVIT PURSUANT TO**  
**Pa.R.C.P. 3129.2**

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF COLUMBIA

I, Mary L. Harbert-Bell, Esquire, being duly sworn according to law upon my oath,  
depose and say,

1. On January 27, 2009, a copy of the Notice of Sheriff's Sale of Real Property was  
served on the defendant by certified mail, returned receipt requested. Copies of the signed  
certified cards are attached hereto and made a part hereof as Exhibit "A".

2. On January 20, 2009, a notice of Sheriff's Sale was served upon lien holders of record  
and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto  
and made a part hereof as Exhibit "B".



Mary L. Harbert-Bell, Esquire  
Attorney ID No. 80763  
Milstead and Associates, LLC

Dated: February 23, 2009



2. Article Number



7160 3901 9845 8870 8620

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Richard Tuggle, Sr.  
235 South Mercer Street  
Berwick, PA 18603

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

JAN 27 2009

C. Signature

X

☐ Agent  
☐ Addressee

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

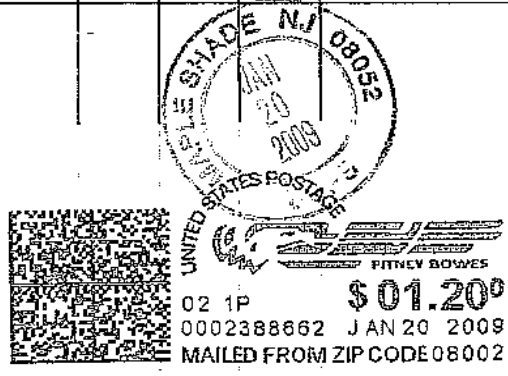
☐ Yes  
☐ No

Reference Information

22.09376

PAW

NAME AND ADDRESS OF SENDER		INDICATE TYPE OF MAIL				CHECK APPROPRIATE BLOCK FOR			POSTMARK AND DATE OF RECEIPT					
MILSTEAD & ASSOCIATES, LLC Woodland Falls Corporate Park 220 Lake Drive East, Suite 301 Cherry Hill, NJ 08002		X Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail		Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.								
		Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee
1		Tenant/Occupant 235 South Mercer Street Berwick, PA 18603												
2		Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815												
3		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105												
4														
5														
6														
7														
8														
Total Number of Places Listed by Sender		3												



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

22.09376

PS FORM 3877

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

**HSBC MORTGAGE SERVICES,  
INCORPORATED**

VS

**Docket # 9ED2009**

**MORTGAGE FORECLOSURE**

**RICHARD TUGGLE, SR.**

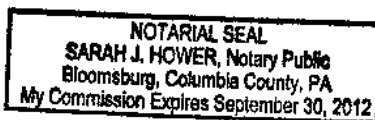
**AFFIDAVIT OF SERVICE**

NOW, THIS FRIDAY, JANUARY 16, 2009, AT 2:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RICHARD TUGGLE, SR. AT 235 SOUTH MERCER STREET, BERWICK BY HANDING TO RICHARD TUGGLE, SR., , 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 THURSDAY, FEBRUARY 19, 2009

Sarah J. Hower  
NOTARY PUBLIC



Timothy T. Chamberlain  
X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

J. Devaney  
X  
J. DEVANEY  
DEPUTY SHERIFF

MILSTEAD & ASSOCIATES, LLC  
220 LAKE DRIVE EAST  
Suite 301  
CHERRY HILL, NJ 08002

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.

HSBC MORTGAGE SERVICES

VS.

RICHARD TUGGLE, SR

WRIT OF EXECUTION #9 OF 2009 ED

POSTING OF PROPERTY

FEBRUARY 17, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RICHARD TUGGLE, SR. AT 235 SOUTH MERCER STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

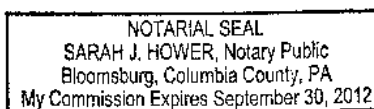
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19<sup>TH</sup> DAY OF FEBRUARY 2009



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/12/2009

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 9ED2009

PLAINTIFF HSBC MORTGAGE SERVICES, INCORPORATED

DEFENDANT RICHARD TUGGLE, SR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
RICHARD TUGGLE, SR.	MORTGAGE FORECLOSURE
235 SOUTH MERCER STREET	
BERWICK	

SERVED UPON Richard Tuggle Sr.

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

DATE 1/14/09 TIME 1450 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 \_\_\_\_

☒ OTHER (SPECIFY) Served at Sheriff's Office

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>1-14-09</u>	<u>1405</u>	<u>2 + 5</u>	<u>DC</u>
<u>1-15-9</u>	<u>1500</u>	<u>2 + 12</u>	<u>C.C</u>

DEPUTY

[Signature]

DATE 1/15/09

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 28-JAN-09

FEE: \$5.00

CERT. NO: 5555

TUGGLE RICHARD SR  
235 SOUTH MERCER STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 20050-9393  
LOCATION: LOT 13 235 S MERCER ST  
PARCEL: 04D-09 -091-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT DUE
2008	PRIM	1,501.46	33.46	60.00	1,594.92
TOTAL DUE :					\$1,594.92

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 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 1/12/2009

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 9ED2009

PLAINTIFF HSBC MORTGAGE SERVICES, INCORPORATED

DEFENDANT RICHARD TUGGLE, SR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON KRISTY R. TUGGLE

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

DATE 1-14-9 TIME 1416 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Tuggle

DATE 1-14-9



January 14, 2009

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

**HSBC MORTGAGE SERVICES, INCORPORATED**

**VS.**

**RICHARD TUGGLE, SR.**

**DOCKET # 9ED2009**

**JD # 1837JD2008**

Dear Timothy:

The amount due on the sewer account #119822 for the property located at 235 South Mercer Street in Berwick, Pa through March 31, 2009 is \$82.29.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

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

*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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/12/2009

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 9LD2009

PLAINTIFF HSBC MORTGAGE SERVICES, INCORPORATED

DEFENDANT RICHARD TUGGLE, SR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION \_\_\_\_\_

DATE 1-14-9 TIME 0815 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) \_\_\_\_\_

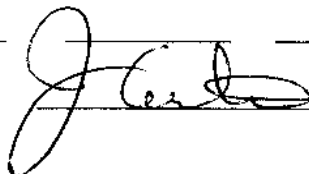
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

1-14-9

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/12/2009

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 9ED2009

PLAINTIFF HSBC MORTGAGE SERVICES, INCORPORATED

DEFENDANT RICHARD TUGGLE, SR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

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

DATE 1-13-09 TIME 1210 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 \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/12/2009

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 9ED2009

PLAINTIFF HSBC MORTGAGE SERVICES, INCORPORATED

DEFENDANT RICHARD TUGGLE, SR.  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

759-2749 Home

SERVED UPON Connie

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

DATE 1-13-09 TIME 1115 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO X  
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

TC

DATE \_\_\_\_\_

# REAL ESTATE OUTLINE

ED # 7.07

DATE RECEIVED 1-12-07  
DOCKET AND INDEX 1-18-07

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓ *initial 1-18*  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 55/52

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

SALE DATE Mar 05 07 TIME 7:00  
POSTING DATE Apr 18 07  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Apr 04  
2<sup>ND</sup> WEEK Apr 11  
3<sup>RD</sup> WEEK Apr 18

# SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 9 OF 2009 ED AND CIVIL WRIT NO. 1837 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 lot situate on the Westerly side of South Mercer Street in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of South Mercer Street at the Southeasterly corner of Lot No. 14; THENCE along the Westerly side of South Mercer Street South 12 degrees 45 minutes West, 40 feet to the Northeasterly corner of Lot No. 12; THENCE along the Northerly side of Lot No. 12, North 77 degrees 15 minutes West, 148.7 feet to a point; THENCE North 13 degrees East, 40 feet to the Southwesterly corner of Lot No. 14; THENCE along the Southerly side of Lot No. 14, South 77 degrees 15 minutes East, 148.5 feet to the place of BEGINNING.

Being Lot No. 13 of "Map of Addition to Berwick, Pennsylvania, developed by E.M. Kocher, Berwick, Pennsylvania, scale 1"=50', May 5, 1928, R.A. McCachran, C.M. (erroneously noted as McCechran in chain of title.)

Being known as 235 South Mercer Street, Berwick, PA 18603

Tax Parcel Number: 04D-09-091-00-000

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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WEDNESDAY MARCH 25, 2009 AT 9:00 AM

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Being known as 235 South Mercer Street, Berwick, PA 18603

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Plaintiff's Attorney  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

---

WEDNESDAY MARCH 25, 2009 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 9 OF 2009 ED AND CIVIL WRIT NO. 1837 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 lot situate on the Westerly side of South Mercer Street in the Borough of Berwick, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of South Mercer Street at the Southeasterly corner of Lot No. 14; THENCE along the Westerly side of South Mercer Street South 12 degrees 45 minutes West, 40 feet to the Northeasterly corner of Lot No. 12; THENCE along the Northerly side of Lot No. 12, North 77 degrees 15 minutes West, 148.7 feet to a point; THENCE North 13 degrees East, 40 feet to the Southwesterly corner of Lot No. 14; THENCE along the Southerly side of Lot No. 14, South 77 degrees 15 minutes East, 148.5 feet to the place of BEGINNING.

Being Lot No. 13 of "Map of Addition to Berwick, Pennsylvania, developed by E.M. Kocher, Berwick, Pennsylvania, scale 1"=50', May 5, 1928, R.A. McCachran, C.M. (erroneously noted as McCechran in chain of title.)

Being known as 235 South Mercer Street, Berwick, PA 18603

Tax Parcel Number: 04D-09-091-00-000

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Mary L. Harbert-Bell  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

HSBC Mortgage Services, Incorporated,

Plaintiff,

Vs.

Richard Tuggle, Sr.,

Defendant(s)

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION  
(Mortgage Foreclosure)

NO.: 2008-CV-1837-MF

2009-ED-9

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

235 South Mercer Street, Berwick, PA 18603  
(see legal description attached)

AMOUNT DUE	\$91,794.22
INTEREST	
From 12/06/2008 to Date	\$
of Sale at \$15.09 per diem	
TOTAL DUE	\$
Plus costs as endorsed	

Dated: Jan. 12, 2009

(SEAL)

Tam B. Kline

(clerk) Office of Judicial Support, Common  
Pleas Court of Columbia County, Penna.



Complaint \$90.50pd  
Judgment \$19.00pd  
Writ \$23.00pd  
Satisfy \$7.00

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**Being known as 235 South Mercer Street, Berwick, PA 18603**  
**Tax Parcel Number: 04D-09-091-00-000**

**PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180-3183**

**HSBC Mortgage Services, Incorporated,**

**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,**

**Defendant.**

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

**No.: 2008-CV-1837-MF**

**2009-ED-9**  
**PRAECIPE FOR  
WRIT OF EXECUTION  
(Mortgage Foreclosure)**

To the Prothonotary:

Issue Writ of Execution in the above matter:


AMOUNT DUE

\$91,794.22

INTEREST

From 12/06/2008 to Date of Sale at \$  
\$15.09 per diem

Date: January 9, 2009

  
\_\_\_\_\_  
Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney ID No.: 80763

Note: Please attach description of Property.

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**Being known as 235 South Mercer Street, Berwick, PA 18603**

**Tax Parcel Number: 04D-09-091-00-000**

RECORDED  
2011 JUL 12 AM 11:52  
COLUMBIA COUNTY, PA

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**Tax Parcel Number: 04D-09-091-00-000**

2024 JUN 12 AM 10:52  
COLUMBIA COUNTY REC'D  
RECEIVED

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**HSBC Mortgage Services, Incorporated,**

**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008-CV-1837-MF**

*2009-ED-9*

**AFFIDAVIT OF SERVICE  
PURSUANT TO RULE 3129.1**

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

**HSBC Mortgage Services, Incorporated**, Plaintiff in the above entitled cause of action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 235 South Mercer Street, Berwick, PA 18603:

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

Richard Tuggle, Sr.  
235 South Mercer Street  
Berwick, PA 18603

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

Same as above

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

None Known

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

HSBC Mortgage Services, Incorporated  
(Plaintiff herein)  
636 Grand Regency Boulevard  
Brandon, FL 33510

{00313770}

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

None Known

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:

None Known

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

Tenant/Occupant  
235 South Mercer Street  
Berwick, PA 18603

Department of Domestic Relations  
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 the 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.



---

Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: January 9, 2009

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400  
Attorney for Plaintiff

**HSBC Mortgage Services, Incorporated,**

**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,**

**Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008-CV-1837-MF**

*2009-ED-9*

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COUNTY OF COLUMBIA

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{00313770}



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None Known

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Columbia County Courthouse  
P. O. Box 380  
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Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

I verify that the statements made in the 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.



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Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: January 9, 2009

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**HSBC Mortgage Services, Incorporated,**

**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008-CV-1837-MF**

*2009-EP-9*

**CERTIFICATION**

**CERTIFICATION**

Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are 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. Section 4904 relating to unsworn falsification to authorities.



Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: January 9, 2009

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

**HSBC Mortgage Services, Incorporated,**

**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,  
Defendant.**

**COURT OF COMMON PLEAS  
COLUMBIA COUNTY**

**No.: 2008-CV-1837-MF**

*2009-ED-9*

**CERTIFICATION**

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Mary L. Harbert-Bell, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are 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. Section 4904 relating to unsworn falsification to authorities.



Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff

Date: January 9, 2009

MILSTEAD & ASSOCIATES, LLC  
BY: Mary L. Harbert-Bell, Esquire  
ID No. 80763  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff

**HSBC Mortgage Services, Incorporated,**  
**Plaintiff,**

**Vs.**

**Richard Tuggle, Sr.,**  
**Defendant.**

**COURT OF COMMON PLEAS**  
**COLUMBIA COUNTY**

No.: 2008-CV-1837-MF

2009-ED-9

**NOTICE OF SHERIFF'S SALE OF**  
**REAL PROPERTY PURSUANT**  
**TO PA.R.C.P.3129**

**TAKE NOTICE:**

Your house (real estate) at 235 South Mercer Street, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$91,794.22 obtained by HSBC Mortgage Services, Incorporated.

**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 Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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 more chance you will have of stopping the Sale. (See notice on following page 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 bid price by calling Milstead & Associates at 856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

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 house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that 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.

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 YOU 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.**

Lawyers Referral and Information Service  
Columbia County Bar Association  
168 E. 5th Street  
Bloomsburg, PA 17815  
570-784-8760

22.09376

{00313770}

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**Being known as 235 South Mercer Street, Berwick, PA 18603**  
**Tax Parcel Number: 04D-09-091-00-000**

**SHORT DESCRIPTION**

**DOCKET NO:** 2008-CV-1837-MF

ALL THAT CERTAIN lot or piece of ground situate in Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:** 04D-09-091-00-000

**PROPERTY ADDRESS** 235 South Mercer Street  
Berwick, PA 18603

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Richard Tuggle, Sr.

**ATTORNEY'S NAME:** Mary L. Harbert-Bell, Esquire

**SHERIFF'S NAME:** Timothy T. Chamberlain

**SHORT DESCRIPTION**

**DOCKET NO:** 2008-CV-1837-MF

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**ATTORNEY'S NAME:** Mary L. Harbert-Bell, Esquire

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### **WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying 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.



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Mary L. Harbert-Bell, Esquire  
Attorney for Plaintiff



# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
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lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 22.09376

January 9, 2009

Office of the Sheriff  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

**Re: HSBC Mortgage Services, Incorporated  
vs. Richard Tuggle, Sr.  
List property for Sheriff's Sale/Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Richard Tuggle, Sr. - 235 South Mercer Street, Berwick, PA 18603.**

Also post the handbill on the mortgage premises listed below:

**235 South Mercer Street, Berwick, PA 18603**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Pat Wilkins  
Paralegal

{00313770}

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

55132

**Milstead & Associates LLC**

220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



America's Most Convenient Bank®  
1-800-YES-2000

55-136/312

DATE

CHECK

AMOUNT

01/08/09

\*\*\$1,350.00

PAY  
TO THE  
ORDER  
OF

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

A handwritten signature in black ink, appearing to be "W.D.", written over a horizontal line.

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

055132 031201360 67 8306 20

**BERWICK AREA SCHOOL DISTRICT**

2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 004076

**BERWICK BOROUGH**

**MAKE CHECKS PAYABLE TO:**

CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

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

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	22400	48.1000	874.89	892.74	982.01
ASSESSED VALUE	22400	1077.44	874.89	892.74	982.01
HOMESTEAD REDUCTION					
GAMING REVENUE	-3840	-184.70			
TAXABLE ASSESSMENT	18560	892.74	Aug 31	Oct 31	Nov 1

NO REFUNDS UNDER \$5.00

**A** TUGGLE RICHARD SR  
**I** 235 SOUTH MERCER STREET  
**L** BERWICK PA 18603

**M**  
**T**  
**O**

PROPERTY DESCRIPTION	ACCT.	9025
PARCEL 04D09 09100000		
235 S MERCER ST	2500.00	SCHOOL PENALTY 10%
20050-9393	19900.00	DELINQUENT TAX TO
0.14 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

**Tax Notice** 2008 County & Municipality

**BERWICK BORO**

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

**FOR: COLUMBIA COUNTY**

DATE 03/01/2008

BILL NO. 6358

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	22,400	6.146	134.92	137.67	151.44
FIRE		1.345	29.53	30.13	33.14
LIGHT		1.25	27.44	28.00	29.40
BORO RE		1.75	38.42	39.20	41.16
		10.6	232.69	237.44	249.31
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			463.00	472.44	504.45
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TUGGLE RICHARD SR  
235 SOUTH MERCER STREET  
BERWICK PA 18603

CNTY	TWP	Discount	Penalty	PARCEL: 04D-09-091-00,000	235 S MERCER ST	.1368 Acres	Land	Buildings	Total Assessment
		2%	10%				2,500	19,900	22,400

FILE COPY

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

This tax returned to:  
courthouse on:  
January 1, 2009