

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 11/16/2010

SERVICE# 1 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TINA TAGGART
3436 SHAFFER ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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) 2619 LOT 26

MELONZA LA RINGTOWN PA 17967

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11-17-10</u>	<u>1420</u>	<u>J. S</u>	<u>L.C.</u>
<u>11-18-10</u>	<u>1500</u>	<u>J. S</u>	<u>L.C. AT HRI She works for them</u>

DEPUTY

J. Arter

DATE 11-22-10

# SCOTT TOWNSHIP AUTHORITY

350 Tenny Street  
Bloomsburg, PA 17815

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

November 17, 2010


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

Reference:      Docket#168ED2010      JD#168JD2010  
                 Tina Taggart  
                 3436 Shaffer Rd  
                 Bloomsburg, PA 17815

Dear Tim:

At this time, there are no fees due to Scott Township Authority.  
Ms. Taggart is not connect to Scott Township Authority's  
collection system. Ms. Taggart has an on lot system.

If you should have, any questions please feel free to contact me  
Monday – Friday 8:30 to 4:30 @ 570-784-6639.

  
Sharon Keller  
Administrative Assistant

cc: File

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 11/16/2010

SERVICE# 9 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
VINCENT TAGGART
3232 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Ruthard

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

DATE 11-17-10 TIME 11:10 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Arter

DATE 11-17-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 11/16/2010

SERVICE# 11 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
SCOTT TWP SEWER AUTHORITY	MORTGAGE FORECLOSURE
350 TENNY STREET	
BLOOMSBURG	

SERVED UPON Stacy Keller

RELATIONSHIP Administrative Asst IDENTIFICATION \_\_\_\_\_

DATE 11-17-10 TIME 11:05 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
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_____	_____	_____	_____
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_____	_____	_____	_____
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_____	_____	_____	_____
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DEPUTY [Signature] DATE 11-17-2010

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 11/16/2010

SERVICE# 12 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Posted Front Door

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

DATE 11-17-10 TIME 1105 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. Arter

DATE 11-17-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 11/16/2010

SERVICE# 13 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
CENTRAL COLUMBIA SCHOOL
DISTRICT
BLUE JAY DRIVE
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON

*Nicole R. Bower*

RELATIONSHIP

*Receptionist*

IDENTIFICATION

DATE

*11/17/2010*

TIME

*14:07*

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

*11/17/2010*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/16/2010

SERVICE# 14 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
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 INTAKE CLERK IDENTIFICATION \_\_\_\_\_

DATE 11/17/10 TIME 13:37 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

11.17.10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO  
DATE RECEIVED 11/16/2010

SERVICE# 10 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
VINCENT TAGGART C/O ATTY KNECHT
106 MARKET STREET
BERWICK

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON SALLY NASATKA

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

DATE 11-17-10 TIME 0920 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

11-17-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/16/2010

SERVICE# 17 - OF - 20 SERVICES  
DOCKET # 168ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT TINA M. TAGGART  
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 DEB MEIER

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

DATE 11-17-10 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

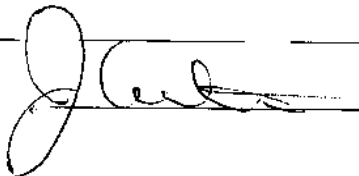
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 11-17-10

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 11/17/2010

Fee: \$5.00

Cert. NO: 9010

TAGGART TINA M  
3436 SHAFFER RD  
BLOOMSBURG PA 17815

District: SCOTT TWP  
Deed: 20050 -1111  
Location: 3436 SHAFFER RD  
Parcel Id: 31 -04 -052-04,000

Assessment: 41,032  
Balances as of 11/17/2010

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

By: Timothy T. Chamberlain, Sheriff Per: dm

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 168 OF 2010 ED AND CIVIL WRIT NO. 1683 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar being at the southeasterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 172.79 feet to a rebar set at the northeasterly corner of Lot No. 4 of the hereinafter referenced subdivision; THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set at the northwesterly corner of Lot No. 4, said rebar set also being in line of Lot No. 6; THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point; THENCE continuing along the same, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point; THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along land of Denny C. and Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING.

CONTAINING 1.114 acres of land and being more fully shown as LOT No. 3 on a survey subdivision plat entitled 'Proposed Subdivision of Property of Howard E. and Betty E. Shaffer' as prepared by Ted L. Oman and Associates, Inc., revised June 25, 2002. Said subdivision plat was approved by the Scott Township Board of Supervisors on July 9, 2002 and subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania, in Map Book 8, pages 256A-C.

EXCEPTING AND RESERVING to Scott Township, a permanent storm water easement more particularly described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar set being the southeasterly corner of land of Denny C. And Darlene E. Beers; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.01 feet to a point; THENCE running through Lot No. 3, South 85 degrees 21 minutes 35 seconds West, 264.32 feet to a point; THENCE continuing through the same, South 06 degrees 53 minutes 49 seconds East, 21.69 feet to a point; THENCE continuing through the same, South 01 degree 40 minutes 48 seconds West, 33.80 feet to a point; THENCE continuing through the same, South 88 degrees 19 minutes 12 seconds East, 41.96 feet to a point; THENCE continuing through the same, South 12 degrees 38 minutes 52 seconds East, 67.51 feet to a point; THENCE continuing through the same, North 86 degrees 58 minutes 30 seconds East, 212.42 feet to a point on the westerly right-of-way line of State Route No. 1001; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.00 feet to a rebar set at the northeasterly corner of Lot No. 4; THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set in line of Lot No. 6; THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point; THENCE continuing along Lot No. 6, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point; THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. And Darlene E. Beers; THENCE running along land of Denny C. And Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING. CONTAINING 0.404 acre easement area. (Being Easement A of the Grant of Easement dated September 26, 2002 and recorded as Instrument No. 200211517)

FACILITIES CONSTRUCTION AND MAINTENANCE:

The long term maintenance of the detention basins, storm water conveyance channels and berms shall be the responsibility of the purchaser of the individual lot. Scheduled maintenance shall, at a minimum, include cleaning of the inlet screen after each storm event, mowing the grass areas to a stand of

between two and six inches and maintenance and repair of all swales and berms. Planting of trees, shrubs, woody vegetation or the placement of any other obstruction within the storm water conveyance swales or interior embankment and bottom of the detention ponds, is prohibited. In the event that the lot owner fails to perform maintenance that renders the facilities ineffective, Scott Township reserves the right to enter Lot 3, Lot 4 and Lot 5, over and across the storm water easement areas designated on the plans and described hereinabove, to maintain and or repair the storm water conveyance swales, berms and detention ponds. Municipal cost incurred for maintenance and or repair will be charged to the lot owner. Scott Township shall have the option, but not the duty, to repair and maintain storm water easements and the duty shall rest with the lot owner.

This conveyance is made UNDER AND SUBJECT to the following restrictions and covenants:

1. All matters shown on the subdivision plan filed in Columbia County Map Book 8 pages 256A-C.
2. The subject premises will be used for residential purposes only with no more than one (1) residential structure.
3. Single wide trailer type mobile homes are prohibited.
4. All noxious weeds and vegetation shall be mowed and controlled in accordance with applicable ordinances and regulations.
5. Disabled or inoperable vehicles and trailers shall not be parked on the premises for more than sixty (60) days.

TITLE TO SAID PREMISES IS VESTED IN Tina M. Taggart, by Deed from Vincent L. Taggart and Tina M. Taggart, his wife, dated 01/20/2005, recorded 02/02/2005 in Instrument Number 200501111.

Premises being: 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928

Tax Parcel # 31-04-052-04,000

## **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 with eight (8) days after the sale in 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 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney  
Michele Bradford  
1617 JFK Blvd  
Philadelphia, PA 19103

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

Document Receipt

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Trans # 42268 Carrier / service: POST 2PM 11/17/2010

Ship to: 42268

CITIBANK (SOUTH DAKOTA), NA

701 E 60TH STREET NORTH

Tracking #: 9171924291001000006015

Doc Ref #: 168ED2010

SIOUX FALLS SD 57117

Document Receipt

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Trans # 42269 Carrier / service: POST 2PM 11/17/2010

Ship to: 42269

CITIBANK (SOUTH DAKOTA), NA

C/O BURTON NEIL, ESQ.

1060 ANDREW DRIVE STE 170

WEST CHESTER PA 19380

Tracking #: 9171924291001000006022

Doc Ref #: 168ED2010

Document Receipt

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Trans # 42270 Carrier / service: POST 2PM 11/17/2010

Ship to: 42270

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000006039

Doc Ref #: 168ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 42272 Carrier / service: POST 2PM 11/17/2010

Ship to: 42272

INTERNAL REVENUE SERVICE  
ADVISORY

1000 LIBERTY AVE

Tracking #: 9171924291001000006053

Doc Ref #: 168ED2010

PITTSBURGH PA 15222



Document Receipt

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Trans # 42274 Carrier / service: POST 2PM 11/17/2010

Ship to: 42274

US DEPT OF JUSTICE

US ATTY FOR MIDDLE DISTRICT  
PO BOX 11754

Tracking #: 9171924291001000006060

Doc Ref #: 168ED2010

HARRISBURG PA 17108

Document Receipt

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Trans # 42276 Carrier / service: POST 2PM 11/17/2010

Ship to: 42276

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000006077

Doc Ref #: 168ED2010

HARRISBURG PA ~~17105~~

17108

Document Receipt

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Trans # 42278 Carrier / service: POST 2PM 11/17/2010

Ship to: 42278

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000006084

Doc Ref #: 168ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 42280 Carrier / service: POST 2PM 11/17/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000006091

Doc Ref #: 168ED2010

HARRISBURG PA 17128

Document Receipt

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Trans # 42281 Carrier / service: POST 2PM 11/17/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000006107

Doc Ref #: 168ED2010

HARRISBURG PA 17105

Document Receipt

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Trans # 42282 Carrier / service: POST 2PM 11/17/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000006114

Doc Ref #: 168ED2010

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 42283 Carrier / service: POST 2PM 11/17/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000006121

Doc Ref #: 168ED2010

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 168-10

DATE RECEIVED 11-17-10  
DOCKET AND INDEX 11-16-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WAIVER OF WATCHMAN ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR L CK# 1028291  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE 12.9.11 TIME 1600  
POSTING DATE Nov 18  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Nov 17  
2<sup>ND</sup> WEEK Nov 24  
3<sup>RD</sup> WEEK Nov 30, 12



**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**

**Pa.R.C.P. 3180-3183 and Rule 3257**

WELLS FARGO BANK, N.A.

vs.

TINA M. TAGGART

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1683

*2010 ED-168*  
COLUMBIA COUNTY

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: 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928

(See Legal Description attached)

Amount Due

\$107,204.64

Additional Fees and Costs

\$1,337.00

Interest from 10/28/2010 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$17.62 per diem

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

Dated 11-16-10  
(SEAL)

PHS # 248480

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1683

TINA M. TAGGART

Defendant(s) : COLUMBIA COUNTY

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

TO: TINA M. TAGGART  
3436 SHAFFER ROAD  
BLOOMSBURG, PA 17815-7928

TINA M. TAGGART  
3436 SHAFFER RD  
BLOOMSBURG, PA 17815-7928

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928 is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$107,204.64** obtained by **WELLS FARGO BANK, N.A.** (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 canceled if you pay to the mortgagee 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 x1230.**
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 page two 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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
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.**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
(570) 784-8760**

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar being at the southeasterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 172.79 feet to a rebar set at the northeasterly corner of Lot No. 4 of the hereinafter referenced subdivision;

THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set at the northwesterly corner of Lot No. 4, said rebar set also being in line of Lot No. 6;

THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point;

THENCE continuing along the same, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point;

THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along land of Denny C. and Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING.

CONTAINING 1.114 acres of land and being more fully shown as LOT NO. 3 on survey subdivision plat entitled 'Proposed Subdivision of Property of Howard E. and Betty E. Shaffer' as prepared by Ted L. Oman and Associates, Inc., revised June 25, 2002. Said subdivision plat was approved by the Scott Township Board of Supervisors on July 9, 2002 and subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania, in Map Book 8, pages 256A-C.

EXCEPTING AND RESERVING to Scott Township, a permanent storm water easement more particularly described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar set being the southeasterly corner of land of Denny C. And Darlene E. Beers; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.01 feet to a point; THENCE running through Lot No. 3, South 85 degrees 21 minutes 35 seconds West, 264.32 feet to a point; THENCE continuing through the same, South 06 degrees 53 minutes 49 seconds East, 21.69 feet to a point; THENCE continuing through the same, South 01 degree 40 minutes 48 seconds West, 33.80 feet to a point; THENCE continuing through the same, South 88 degrees 19 minutes 12 seconds East, 41.96 feet to a point; THENCE continuing through the same, South 12 degrees 38 minutes 52 seconds East, 67.51 feet to a point; THENCE continuing through the same, North 86 degrees 58 minutes 30 seconds East, 212.42 feet to a point on the westerly right-of-way line of State Route No. 1001; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.00 feet to a rebar set at the northeasterly corner of Lot No. 4; THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set in line of Lot No. 6; THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point; THENCE continuing along Lot No. 6, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point; THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. And Darlene E. Beers; THENCE running along land of Denny C. And Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING. CONTAINING 0.404 acre easement area. (Being Easement A of the Grant of Easement dated September 26, 2002 and recorded as Instrument No. 200211517)

### FACILITIES CONSTRUCTION AND MAINTENANCE:

The long term maintenance of the detention basins, storm water conveyance channels and berms shall be the responsibility of the purchaser of the individual lot. Scheduled maintenance shall, at a minimum, include cleaning of the inlet screen after each storm event, mowing the grass areas to a stand of between two and six inches and maintenance and repair of all swales and berms. Planting of trees, shrubs,

woody vegetation or the placement of any other obstruction within the storm water conveyance swales or interior embankment and bottom of the detention ponds, is prohibited. In the event that the lot owner fails to perform maintenance that renders the facilities ineffective, Scott Township reserves the right to enter Lot 3, Lot 4 and Lot 5, over and across the storm water easement areas designated on the plans and described hereinabove, to maintain and or repair the storm water conveyance swales, berms and detention ponds. Municipal cost incurred for maintenance and or repair will be charged to the lot owner. Scott Township shall have the option, but not the duty, to repair and maintain storm water easements and the duty shall rest with the lot owner.

This conveyance is made UNDER AND SUBJECT to the following restrictions and covenants:

1. All matters shown on the subdivision plan filed in Columbia County Map Book 8 pages 256A-C.
2. The subject premises will be used for residential purposes only with no more than one (1) residential structure.
3. Single wide trailer type mobile homes are prohibited.
4. All noxious weeds and vegetation shall be mowed and controlled in accordance with applicable ordinances and regulations.
5. Disabled or inoperable vehicles and trailers shall not be parked on the premises for more than sixty (60) days.

TITLE TO SAID PREMISES IS VESTED IN Tina M. Taggart, by Deed from Vincent L. Taggart and Tina M. Taggart, his wife, dated 01/20/2005, recorded 02/02/2005 in Instrument Number 200501111.

Premises being: 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928

Tax Parcel # 31-04-052-04,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1683**

**WELLS FARGO BANK, N.A.**

**vs.**

**TINA M. TAGGART**

**owner(s) of property situate in SCOTT TOWNSHIP, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928**

**Parcel No. 31-04-052-04,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$107,204.64**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

## **LEGAL DESCRIPTION**

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Premises being: 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928

Tax Parcel # 31-04-052-04,000



**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

**TINA M. TAGGART**  
Defendant(s)

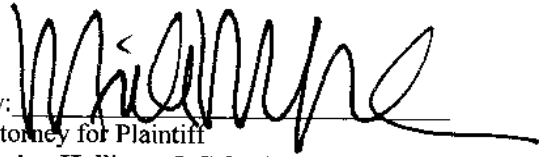
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1683**  
:  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By:   
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ 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
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519

**Phelan Hallinan & Schmieg, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

**TINA M. TAGGART**  
Defendant(s)

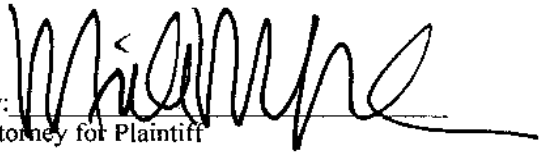
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: **NO.: 2010-CV-1683**  
:  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
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By:   
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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- ☐ Allison F. Wells, Esq., Id. No. 309519

**WELLS FARGO BANK, N.A.**  
Plaintiff

**v.**

**TINA M. TAGGART**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1683**  
:  
: **COLUMBIA COUNTY**

**PHS # 248480**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928**.

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

Address (if address cannot be reasonably  
ascertained, please so indicate)

**TINA M. TAGGART**

**3436 SHAFFER ROAD  
BLOOMSBURG, PA 17815-7928**

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

Address (if address cannot be reasonably  
ascertained, please so indicate)

**SAME AS ABOVE**

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

Address (if address cannot be  
reasonably ascertained, please indicate)

**CITIBANK (SOUTH DAKOTA), N.A.**

**701 EAST 60<sup>TH</sup> STREET NORTH, SIOUX FALLS, SD 57117**

**CITIBANK (SOUTH DAKOTA), N.A.  
C/O BURTON NEIL, ESQUIRE**

**1060 ANDREW DRIVE, SUITE 170  
WEST CHESTER, PA 19380**

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

Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

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

Address (if address cannot be  
reasonably ascertained, please 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

Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**3436 SHAFFER ROAD  
BLOOMSBURG, PA 17815-7928**

**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**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754  
228 Walnut Street  
Harrisburg, PA 17108**

**Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division**

**6<sup>th</sup> Floor, Strawberry Sq., Dept 280601  
Harrisburg, PA 17128**

**Department of Public Welfare  
TPL Casualty Unit  
Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

**VINCENT L. TAGGART**

**3232 OLD BERWICK ROAD, BLOOMSBURG, PA 17815**

**VINCENT L. TAGGART  
C/O RICHARD W. KNECHT, ESQUIRE**

**BULL, BULL & KNECHT, LLP  
106 MARKET STREET  
BERWICK, PA 18603**

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

November 10, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
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Phelan Hallinan & Schmieg, LLP  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, N.A.**

**vs.**

**TINA M. TAGGART**

**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO.: 2010-CV-1683**  
**:**

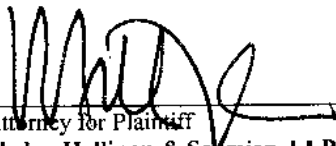
**VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she 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 it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant TINA M. TAGGART is over 18 years of age and resides at 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928.

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

  
\_\_\_\_\_  
Attorney for Plaintiff  
**Phelan Hallinan & Schmieg, LLP**  
☐ 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  
☐ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375  
☐ Allison F. Wells, Esq., Id. No. 309519

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar being at the southeasterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 172.79 feet to a rebar set at the northeasterly corner of Lot No. 4 of the hereinafter referenced subdivision;

THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set at the northwesterly corner of Lot No. 4, said rebar set also being in line of Lot No. 6;

THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point;

THENCE continuing along the same, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point;

THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. and Darlene E. Beers;

THENCE running along land of Denny C. and Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING.

CONTAINING 1.114 acres of land and being more fully shown as LOT NO. 3 on survey subdivision plat entitled 'Proposed Subdivision of Property of Howard E. and Betty E. Shaffer' as prepared by Ted L. Oman and Associates, Inc., revised June 25, 2002. Said subdivision plat was approved by the Scott Township Board of Supervisors on July 9, 2002 and subsequently recorded in the Recorder of Deeds Office for Columbia County, Pennsylvania, in Map Book 8, pages 256A-C.

EXCEPTING AND RESERVING to Scott Township, a permanent storm water easement more particularly described as follows:

BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar set being the southeasterly corner of land of Denny C. And Darlene E. Beers; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.01 feet to a point; THENCE running through Lot No. 3, South 85 degrees 21 minutes 35 seconds West, 264.32 feet to a point; THENCE continuing through the same, South 06 degrees 53 minutes 49 seconds East, 21.69 feet to a point; THENCE continuing through the same, South 01 degree 40 minutes 48 seconds West, 33.80 feet to a point; THENCE continuing through the same, South 88 degrees 19 minutes 12 seconds East, 41.96 feet to a point; THENCE continuing through the same, South 12 degrees 38 minutes 52 seconds East, 67.51 feet to a point; THENCE continuing through the same, North 86 degrees 58 minutes 30 seconds East, 212.42 feet to a point on the westerly right-of-way line of State Route No. 1001; THENCE running along the westerly right-of-way line of State Route No. 1001, South 03 degrees 01 minute 30 seconds East, 20.00 feet to a rebar set at the northeasterly corner of Lot No. 4; THENCE running along Lot No. 4, South 86 degrees 58 minutes 30 seconds West, 297.73 feet to a rebar set in line of Lot No. 6; THENCE running along Lot No. 6, North 07 degrees 11 minutes 30 seconds East, 49.12 feet to a point; THENCE continuing along Lot No. 6, North 01 degree 40 minutes 48 seconds East, 75.75 feet to a point; THENCE continuing along the same, North 06 degrees 53 minutes 49 seconds West, 41.00 feet to a rebar found at the southwesterly corner of land of Denny C. And Darlene E. Beers; THENCE running along land of Denny C. And Darlene E. Beers, North 85 degrees 21 minutes 35 seconds East, 285.69 feet to the place of BEGINNING. CONTAINING 0.404 acre easement area. (Being Easement A of the Grant of Easement dated September 26, 2002 and recorded as Instrument No. 200211517)

### FACILITIES CONSTRUCTION AND MAINTENANCE:

The long term maintenance of the detention basins, storm water conveyance channels and berms shall be the responsibility of the purchaser of the individual lot. Scheduled maintenance shall, at a minimum, include cleaning of the inlet screen after each storm event, mowing the grass areas to a stand of between two and six inches and maintenance and repair of all swales and berms. Planting of trees, shrubs,

woody vegetation or the placement of any other obstruction within the storm water conveyance swales or interior embankment and bottom of the detention ponds, is prohibited. In the event that the lot owner fails to perform maintenance that renders the facilities ineffective, Scott Township reserves the right to enter Lot 3, Lot 4 and Lot 5, over and across the storm water easement areas designated on the plans and described hereinabove, to maintain and or repair the storm water conveyance swales, berms and detention ponds. Municipal cost incurred for maintenance and or repair will be charged to the lot owner. Scott Township shall have the option, but not the duty, to repair and maintain storm water easements and the duty shall rest with the lot owner.

This conveyance is made UNDER AND SUBJECT to the following restrictions and covenants:

1. All matters shown on the subdivision plan filed in Columbia County Map Book 8 pages 256A-C.
2. The subject premises will be used for residential purposes only with no more than one (1) residential structure.
3. Single wide trailer type mobile homes are prohibited.
4. All noxious weeds and vegetation shall be mowed and controlled in accordance with applicable ordinances and regulations.
5. Disabled or inoperable vehicles and trailers shall not be parked on the premises for more than sixty (60) days.

TITLE TO SAID PREMISES IS VESTED IN Tina M. Taggart, by Deed from Vincent L. Taggart and Tina M. Taggart, his wife, dated 01/20/2005, recorded 02/02/2005 in Instrument Number 200501111.

Premises being: 3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928

Tax Parcel # 31-04-052-04,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1683**

**WELLS FARGO BANK, N.A.**

**vs.**

**TINA M. TAGGART**

**owner(s) of property situate in SCOTT TOWNSHIP, Columbia County, Pennsylvania,  
being**

**(Municipality)**

**3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928**

**Parcel No. 31-04-052-04,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$107,204.64**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**



# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

TINA M. TAGGART

Plaintiff

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2010-CV-1683

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, \_\_\_\_\_ 20\_\_, 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 <b>WELLS FARGO BANK, N.A.</b>	No.: <b>2010-CV-1683</b>
--	--------------------------

Defendant <b>TINA M. TAGGART</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
-------------------------------------	--

**SERVE** **AT** {

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
	ADDRESS (Street or RFD, Apartment No., City, Boru, Twp., State and Zip Code) <b>3436 SHAFFER ROAD</b> <b>BLOOMSBURG, PA 17815-7928</b>

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

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

NOW, \_\_\_\_\_, 20\_\_\_\_, 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 person requesting service on behalf of <u>XX</u> Plaintiff _____ ____ Defendant	Telephone Number (215)563-7000	Date <b>11/11/10</b>
ADDRESS: One Penn Center at Suburban Station, 1617 John P. 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____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2010-CV-1683

Defendant  
TINA M. TAGGART

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.  
TINA M. TAGGART  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
3436 SHAFFER ROAD  
BLOOMSBURG, PA 17815-7928

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.**

NOW, \_\_\_\_\_, 20\_\_\_\_, 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

*11/11/10*

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
1028291

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/10/2010	*****1,350.00

Void after 180 days

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

*Thomas S. Hallinan*

⑈1028291⑈ ⑆036001808⑆36 150866 6⑈