

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

December 1, 2010

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

Re: Sheriff Sale 2/9/11
408 East 5th Street, Mifflinville, PA
Wells Fargo Bank NA vs. Sally and Rodney Hoffman

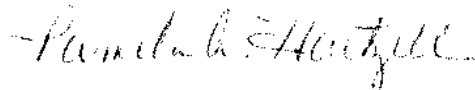
Dear Mr. Chamberlain:

Please be advised that Sally and Rodney Hoffman owe Mifflin Township Water Authority \$225.50 for water usage at the above captioned property.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/22/2010

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
408 E 5TH STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-30-10 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

[Signature]
DATE 11-30-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/22/2010

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SALLY HOFFMAN

408 E 5TH STREET

MIFFLINVILLE

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) 8300 SEMINOLE BLVD LOT 407
SEMINOLE, FL. 33772

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 11-30-10

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 935-CV-2010

2010-ED-173

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: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
(See Legal Description attached)

Amount Due	\$52,183.79
Additional Fees and Costs	\$2,084.00
Interest from 10/28/2010 to Date of Sale	\$_____ and costs.
@ \$8.58 per diem	

Dated November 22, 2010
(SEAL)

PHS # 236839

Lami B. Klein
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

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
- ☐ Jepine 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 McGuintess, 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

Address where papers may be served:

SALLY L. HOFFMAN
538 BROAD STREET
NESCOPECK, PA 18635-1324

RODNEY C. HOFFMAN
538 BROAD STREET
NESCOPECK, PA 18635-1324

SALLY L. HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR, FL 34695-2240

RODNEY C. HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR, FL 34695-2240

SALLY L. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

RODNEY C. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

115.00 pd
15.00 pd
35.00 pd
10.00

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 935-CV-2010

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

: 173ED2010

Defendant(s) :

: COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY L. HOFFMAN
RODNEY C. HOFFMAN
538 BROAD STREET
NESCOPECK, PA 18635-1324

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR, FL 34695-2240

****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 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631 is scheduled to be sold at the Sheriff's Sale on February 9, 2011 at 10:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$52,183.79 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN
MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND
DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the
northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with
line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet
to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds
East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private
street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds
West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by
Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.
Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 11/22/2010

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MIFFLINVILLE WATER AUTHORITY
C/O CURT MOOREHEAD 2ND STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON RANDY COPE

RELATIONSHIP MAINTENANCE (WATER AUTH) IDENTIFICATION _____

DATE 11-30-10 TIME 1045 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul DeStefano
DATE 11-30-10

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

REAL ESTATE TAX CERTIFICATION

Date: 11/24/2010

Fee: \$5.00

Cert. NO: 9037

HOFFMAN RODNEY C & SALLY L
95 IREVIN STREET W
SAFETY HARBOR FL 34695 2240

District: MIFFLIN TWP
Deed: 0521 -0681
Location: 408 E FIFTH ST
Parcel Id: 23 -05 -046-01,000

Assessment: 7,860

Balances as of 11/24/2010

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

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2010 - REAL ESTATE

As of Date: 11/24/2010 08:19:29 AM

Owner: HOFFMAN RODNEY C & SALLY L

Municipality: MIEFLIN TWP

Parcel #: 23 -05 -046-01,000

95 IREVIN STREET W

Property Desc:

SAFETY HARBOR FL 34695

<u>Bill #</u>		<u>Discount:</u>		<u>Face:</u>		<u>Penalty:</u>	
		<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>	<u>Amount</u>	<u>Due Date</u>
023645	G	\$47.34	04/30/2010	\$48.31	06/30/2010	\$53.14	08/31/2010
		Discount Payment		05/04/2010		\$47.34	
023645	S	\$10.36	04/30/2010	\$10.57	06/30/2010	\$11.63	08/31/2010
		Discount Payment		05/04/2010		\$10.36	
023645	R	\$36.20	04/30/2010	\$36.94	06/30/2010	\$38.79	08/31/2010
		Discount Payment		05/04/2010		\$36.20	

Total Paid To Date:

\$93.90

Signature

dm.

Date

11/24/10

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 3 J. ARTER
DATE RECEIVED 11/22/2010

SERVICE# 9 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CENTRAL SCHOOL DISTRICT	MORTGAGE FORECLOSURE
BLUE JAY DRIVE	
BLOOMSBURG	

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 11/23/10 TIME 14:23 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

11/23/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: 5
DATE RECEIVED 11/22/2010

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON

RELATIONSHIP Enforcement Officer IDENTIFICATION _____

DATE 11/23/10 TIME 1452 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 11.23.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/22/2010

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 173ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT SALLY L. HOFFMAN
RODNEY C. HOFFMAN

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 Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 11-24-10 TIME 0750 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. Miller
DATE 11-24-10

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 173 OF 2010 ED AND CIVIL WRIT NO. 935 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3; THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street, THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1; THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.
TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681. Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.
Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
Tax Parcel # 230504601

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
Vivek Srivastava
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 173 OF 2010 ED AND CIVIL WRIT NO. 935 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1
BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3; THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street, THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1; THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.
TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681. Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.
Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
Tax Parcel # 230504601

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
Vivek Srivastava
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 173 OF 2010 ED AND CIVIL WRIT NO. 935 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1
BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3; THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street, THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1; THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.
TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681. Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.
Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
Tax Parcel # 230504601

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
Vivek Srivastava
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 173 OF 2010 ED AND CIVIL WRIT NO. 935 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1
BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1; THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3; THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street, THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1; THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.
TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681. Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.
Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
Tax Parcel # 230504601

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
Vivek Srivastava
1617 JFK Blvd
Philadelphia, PA 19103

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

Document Receipt

Trans # 42861 Carrier / service: POST 2PM 11/22/2010

Ship to: 42861

SALLY HOFFMAN

95 IRWIN STREET WEST

Tracking #: 9171924291001000006350

Doc Ref #: 173ED2010

SAFETY FL 34695
HARBOR

Document Receipt

Trans # 42862 Carrier / service: POST 2PM 11/22/2010

Ship to: 42862

RODNEY HOFFMAN

95 IRWIN STREET WEST

Tracking #: 9171924291001000006367

Doc Ref #: 173ED2010

SAFETY FL 34695
HARBOR

Document Receipt

Trans # 42864 Carrier / service: POST 2PM 11/22/2010

Ship to: 42864

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000006374

Doc Ref #: 173ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 42865 Carrier / service: POST 2PM 11/22/2010

Ship to: 42865

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000006381

Doc Ref #: 173ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 42866 Carrier / service: POST 2PM 11/22/2010

Ship to: 42866

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000006398

Doc Ref #: 173ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 42867 Carrier / service: POST 2PM 11/22/2010

Ship to: 42867

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000006404

Doc Ref #: 173ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 42868 Carrier / service: POST 2PM 11/22/2010

Ship to: 42868

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000006411

Doc Ref #: 173ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 42869 Carrier / service: POST 2PM 11/22/2010

Ship to: 42869

PPL ELECTRIC UTILITIES CORP

827 HAUSMAN ROAD

Tracking #: 9171924291001000006428

Doc Ref #: 173ED2010

ALLENTOWN PA 18104

Document Receipt

Trans # 42870 Carrier / service: POST 2PM 11/22/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000006435

Doc Ref #: 173ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 42871 Carrier / service: POST 2PM 11/22/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000006442

Doc Ref #: 173ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 42872 Carrier / service: POST 2PM 11/22/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000006459

Doc Ref #: 173ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 42873 Carrier / service: POST 2PM 11/22/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000006466

Doc Ref #: 173ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 173-10

DATE RECEIVED 11-22-10
DOCKET AND INDEX 11-22-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1030430</u>

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

SALE DATE	<u>Feb. 9, 11</u>	TIME <u>1000</u>
POSTING DATE	<u>Jan 5, 11</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 19</u>	
	2 ND WEEK <u>26</u>	
	3 RD WEEK <u>Feb. 2, 11</u>	

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

Phone - 215-563-7000

Main Fax - 215-568-7616

Email – patricia.singiser@fedphe.com

Patricia A. Singiser
Legal Assistant, Ext. 1125

Representing Lenders in
Pennsylvania and New Jersey

November 18, 2010

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: WELLS FARGO BANK, N.A.
v.
SALLY L. HOFFMAN
RODNEY C. HOFFMAN

No.: 935-CV-2010

Action in Mortgage Foreclosure

Premises: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Writ of Execution in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

JOT/ PAS for
Phelan Hallinan & Schmieg, LLP

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

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 935-CV-2010

2010-ED-173

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs


Interest from 10/28/2010 to Date of Sale

@ \$8.58 Per diem

\$52,183.79

\$2,084.00

\$_____ and costs.



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
- ☐ Jonine 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

Note: Please attach description of Property.

PHS # 236839

2010 NOV 22 AM 11:19
CLERK OF COURT
COLUMBIA COUNTY

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

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 935-CV-2010

COLUMBIA COUNTY

2010-ED-173

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: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 10/28/2010 to Date of Sale

@ \$8.58 per diem

\$52,183.79

\$2,084.00

\$_____ and costs.

Dated November 27, 2010
(SEAL)

PHS # 236839

Jami B. Allen
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.
Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.

Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 935-CV-2010

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

: 173ED2010

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY L. HOFFMAN
RODNEY C. HOFFMAN
538 BROAD STREET
NESCOPECK, PA 18635-1324

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR, FL 34695-2240

****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 **408 EAST 5TH STREET, MIFFLINVILLE, PA 18631** is scheduled to be sold at the Sheriff's Sale on February 9, 2011 at 10:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$52,183.79** 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.

Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
Defendant(s)

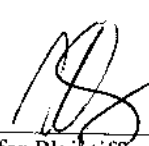
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 935-CV-2010**
:
: **COLUMBIA COUNTY**
:

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
- ☐ Jerine 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.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 935-CV-2010**
:
: **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
- ☐ Jennie 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
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 935-CV-2010
:

VERIFICATION OF NON-MILITARY SERVICE

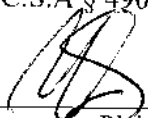
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 SALLY L. HOFFMAN is over 18 years of age and her last known addresses are 538 BROAD STREET, NESCOPECK, PA 18635-1324; 95 IRWIN STREET WEST, SAFETY HARBOR, FL 34695-2240 and 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

(c) that defendant RODNEY C. HOFFMAN is over 18 years of age and his last known addresses are 538 BROAD STREET, NESCOPECK, PA 18635-1324; 95 IRWIN STREET WEST, SAFETY HARBOR, FL 34695-2240 and 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

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
- ☐ Jerine 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
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 935-CV-2010
:

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 its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant SALLY L. HOFFMAN is over 18 years of age and her last known addresses are 538 BROAD STREET, NESCOPECK, PA 18635-1324; 95 IRWIN STREET WEST, SAFETY HARBOR, FL 34695-2240 and 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

(c) that defendant RODNEY C. HOFFMAN is over 18 years of age and his last known addresses are 538 BROAD STREET, NESCOPECK, PA 18635-1324; 95 IRWIN STREET WEST, SAFETY HARBOR, FL 34695-2240 and 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

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


Attorney for Plaintiff

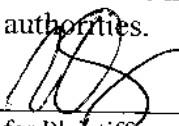
Phelan Hallinan & Schmieg, LLP

- ☐ 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
- ☒ Jennie 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

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**
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631
- 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
6th 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
- PPL ELECTRIC UTILITIES CORPORATION**
827 HAUSMAN ROAD
ALLENTOWN, PA 18104-9392

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 17, 2010

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
- ☐ Jerine 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

WELLS FARGO BANK, N.A.
Plaintiff

v.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 935-CV-2010**
:
: **COLUMBIA COUNTY**

PHS # 236839

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 **408 EAST 5TH STREET, MIFFLINVILLE, PA 18631**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be ascertained, please so indicate)

SALLY L. HOFFMAN **538 BROAD STREET**
NESCOPECK, PA 18635-1324

RODNEY C. HOFFMAN **538 BROAD STREET**
NESCOPECK, PA 18635-1324

SALLY L. HOFFMAN **408 EAST 5TH STREET**
MIFFLINVILLE, PA 18631

RODNEY C. HOFFMAN **408 EAST 5TH STREET**
MIFFLINVILLE, PA 18631

SALLY L. HOFFMAN **95 IRWIN STREET WEST**
SAFETY HARBOR, FL 34695-2240

RODNEY C. HOFFMAN **95 IRWIN STREET WEST**
SAFETY HARBOR, FL 34695-2240
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)

None.
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) _____
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

**408 EAST 5TH STREET
MIFFLINVILLE, PA 18631**

**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**

**6th 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**

**PPL ELECTRIC UTILITIES CORPORATION 827 HAUSMAN ROAD
ALLENTOWN, PA 18104-9392**

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 17, 2010

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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 935-CV-2010
:
:

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

Defendant(s) :

: COLUMBIA COUNTY

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SALLY L. HOFFMAN
RODNEY C. HOFFMAN
538 BROAD STREET
NESCOPECK, PA 18635-1324

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR, FL 34695-2240

****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 **408 EAST 5TH STREET, MIFFLINVILLE, PA 18631** 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 **\$52,183.79** 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 THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN
MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND
DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the
northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with
line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet
to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds
East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private
street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds
West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by
Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.

Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 935-CV-2010

WELLS FARGO BANK, N.A.

vs.

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

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

(Municipality)

408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Parcel No. 23 05 04601

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Decd from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.

Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.
Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Decd from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.
Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

LEGAL DESCRIPTION

ALL THOSE CERTAIN PLACES, PARCELS OR TRACTS OF LAND SITUATED IN MIFFLIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT#1

BEGINNING at a point on the centerline of Fifth Street extended, said point also being the northeasterly corner of Lot No. 1;

THENCE running along the centerline of Fifth Street extended, 33 feet south of and parallel with line of land now or formerly of Wayne L. Mensinger, North 63 degrees 0 minutes 0 seconds East, 90 feet to the Northwesterly corner of Lot No. 3;

THENCE running along the westerly line of Lot No. 3, South 27 degrees 0 minutes 0 seconds East, 277.00 feet to the Northerly right-of-way line of an un-opened 50 foot wide private street,

THENCE running along the Northerly right-of-way line of the un-opened 50 foot wide private street, South 63 degrees 0 minutes 0 seconds West, 90.00 feet to the Southeasterly corner of Lot No. 1;

THENCE running along the easterly line of Lot No. 1, North 27 degrees 0 minutes 0 seconds West, 277.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney C. Hoffman and Sally L. Hoffman, his wife, by Deed from Anna E. Hoffman, widow, dated 12/26/1992, recorded 12/29/1992 in Book 521, Page 681.
Note: Clyde G. Hoffman departed this life, vesting title in his wife Anna E. Hoffman.

Premises being: 408 EAST 5TH STREET, MIFFLINVILLE, PA 18631

Tax Parcel # 23 05 04601

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

Plaintiff

SALLY L. HOFFMAN

RODNEY C. HOFFMAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 935-CV-2010

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
WELLS FARGO BANK, N.A.

No.: 935-CV-2010

Defendant
SALLY L. HOFFMAN
RODNEY C. HOFFMAN

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

408 EAST 5TH STREET

MIFFLINVILLE, PA 18631

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 Originator requesting service on behalf of XX Plaintiff
AB 201531 Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TO BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1030430

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

DATE	AMOUNT
11/17/2010	*****1,350.00

11/17/2010

Void after 180 days

Travis S. Hallinan

⑈1030430⑈ ⑆036001808⑆36 150866 6⑈