

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Sally & Rodney Robinson

NO. 173-10 ED NO. 735-10 JD

DATE/TIME OF SALE: Feb. 7, 2000

BID PRICE (INCLUDES COST) \$ 2153.86

POUNDAGE - 2% OF BID \$ 42.58

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2215.94

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Jerry L. Mull

TOTAL DUE: \$ 2215.94

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 795.94

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Sully & Rodas, Plaintiff
 NO. 173-10 ED NO. 935-10 JD DATE/TIME OF SALE FEB. 9, 11 1006

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>74.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>553.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>85.50</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1010.50</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL *****	\$ <u>65.00</u>

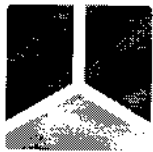
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$
WATER 20		\$ <u>225.50</u>
TOTAL *****		\$ <u>225.50</u>

SURCHARGE FEE (DSTE)		\$ <u>180.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>- 00 -</u>

TOTAL COSTS (OPENING BID) \$ 2003.50

173



PHELAN
HALLINAN
& SCHMIEG

Representing Lenders in
Pennsylvania and New Jersey

Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000 Ext 1246
Fax: 215-567-0072
erin.dormer@fedphe.com

February 23, 2011

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

URGENT

Re: SALLY L. & RODNEY C. HOFFMAN
408 EAST 5TH STREET
MIFFLINVILLE, PA 18631
No. 935-CV-2010

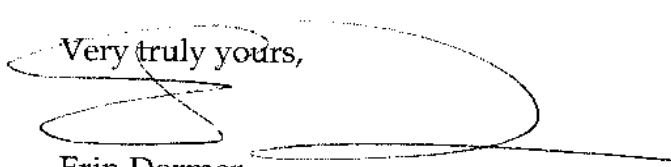
Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," please prepare the Sheriff's deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, P.O Box 650043, Dallas, TX 75265-0043.

Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Very truly yours,



Erin Dormer

On behalf of Phelan Hallinan & Schmieg, LLP
Enclosure

cc: WELLS FARGO HOME MORTGAGE, INC.
Account No. 236839

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: **PHILAN HALLINAN & SCHMIEG, LLP** Suite 1400 Telephone Number: _____
Street Address: **One Penn Center at Suburban Station** City: **Philadelphia** State: **PA** Area Code (215) 563-7000
1617 JFK Blvd. Zip Code: **19103**

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff** C. Date of Acceptance of Document: **2/23/10**
Columbia County Courthouse Grantee(s)/Lessee(s): **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Street Address: **P.O. Box 380, 35 W. Main St.** Street Address: **P.O. Box 650043**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Dallas** State: **TX** Zip Code: **75265-0043**

D PROPERTY LOCATION

Street Address: **408 EAST 5TH STREET, MIFFLINVILLE, PA 18631** City, Township, Borough: **MIFFLIN TOWNSHIP**

County: **COLUMBIA** School District: **MIFFLIN TOWNSHIP** Tax Parcel Number: **23 05 04601**

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,103.86	2. Other Consideration + -0-	3. Total Consideration = \$2,103.86
4. County Assessed Value \$7,860.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$ 29,003.40

F EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedant) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above. **Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)**

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete

Signature of Correspondent or Responsible Party

Date:
February 23, 2011

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO.
1059690

Pay SEVEN HUNDRED NINETY FIVE AND 94/100 DOLLARS

DATE	AMOUNT
02/28/2011	*****795.94

Void after 180 d.

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

Phelan S. Hallinan

173

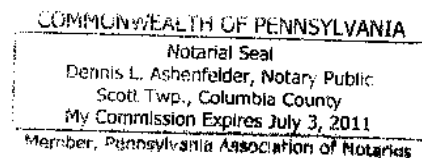
⑈1059690⑈ ⑆036001808⑆35 1508666 B⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } S .

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 19, 26 and February 2, 2011 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 3rd day of February, 2011

(Notary Public)



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

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	173ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	Consignment	Shipper	Doc Ref #	Ship Date	Carrier	Tracking Nr	Planned	Group ID	PackageGrpID	AccountID
42861	42861	✓ SALLY HOFFMAN	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006350	1			
42862	42862	✓ RODNEY HOFFMAN X	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006367	1			
42864	42864	✓ COMMONWEALTH OF PA X	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006374	1			
42865	42865	✓ INTERNAL REVENUE SERVICE ADVISORY	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006381	1			
42866	42866	✓ US DEPT OF JUSTICE	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006398	1			
42867	42867	✓ COMMONWEALTH OF PA	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006404	1			
42868	42868	✓ DEPT OF PUBLIC WELFARE	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006411	1			
42869	42869	✓ PPL ELECTRIC UTILITIES CORP	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006428	1			
42870	COP	✓ COMMONWEALTH OF PENNSYLVANIA	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006435	1			
42871	FAIR	✓ OFFICE OF F.A.I.R.	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006442	1			
42872	SBA	✓ U.S. Small Business Administration	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006459	1			
42873	IRS	✓ INTERNAL REVENUE SERVICE	Sheriff	173ED2010	11/22/2010	POST	9171924291001000006466	1			

Records: 1 - 12 of 12



Date Produced: 12/20/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6350. Our records indicate that this item was delivered on 12/16/2010 at 09:32 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

Chris McCarthy
Chris McCarthy

Address of Recipient:

Po Box 380

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service.. It is solely for customer use.

Customer Reference Number: 173ED2010

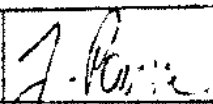


Date Produced: 11/29/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6381. Our records indicate that this item was delivered on 11/26/2010 at 12:45 p.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature	
Printed name	J. Paine

Address of Recipient:

Delivery address	1000 LIBERTY AVE
------------------	------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010



Date Produced: 12/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6404. Our records indicate that this item was delivered on 11/29/2010 at 09:55 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient:

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010



Date Produced: 11/29/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6411. Our records indicate that this item was delivered on 11/24/2010 at 07:11 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

Chadley
SP14
LINDENSBACH

Address of Recipient:

DPA

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010

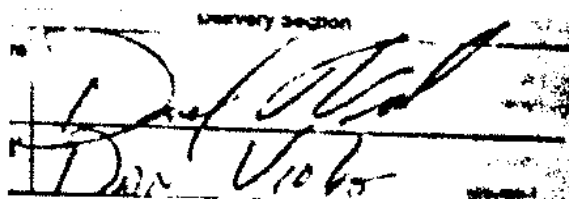


Date Produced: 11/29/2010

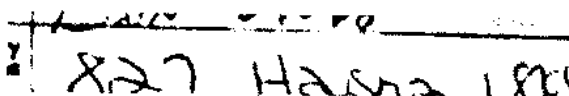
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6428. Our records indicate that this item was delivered on 11/27/2010 at 08:43 a.m. in ALLENTOWN, PA. 18102. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
A handwritten signature in black ink, appearing to read "Dan Viober", written over a horizontal line. Above the signature, the words "Delivery Section" are printed in a small font.

Address of Recipient:

A handwritten address in black ink, "827 Hanna 18104", written on a lined background.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010



Date Produced: 11/29/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6435. Our records indicate that this item was delivered on 11/24/2010 at 09:57 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

Bill Ziegler

Bill Ziegler

Address of Recipient:

REVENUE

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010

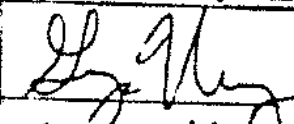


Date Produced: 12/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6459. Our records indicate that this item was delivered on 11/26/2010 at 11:12 a.m. in KING OF PRUSSIA, PA. 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

nature	
X	
named me	George Murray

Address of Recipient:

every three	STAP 11/26/10 11:12 AM
-------------	------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010

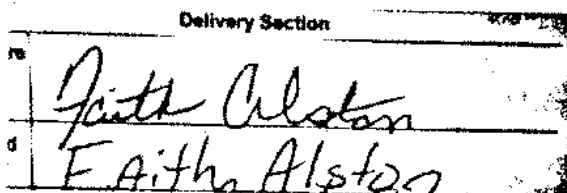


Date Produced: 12/13/2010

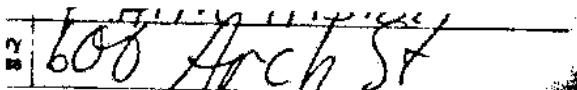
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6466. Our records indicate that this item was delivered on 11/26/2010 at 11:32 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 173ED2010

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

2011 - REAL ESTATE

As of Date: 02/03/2011 01:26:41 PM

Owner: HOFFMAN RODNEY C & SALLY L

Municipality: MIFFLIN TWP

95 IREVIN STREET W

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

SAFETY HARBOR FL 34695

Property Desc:

<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>
023696	G	\$47.34	04/30/2011	\$48.31	06/30/2011	\$53.14	08/31/2011
		Payment					
023696	S	\$10.36	04/30/2011	\$10.57	06/30/2011	\$11.63	08/31/2011
		Payment					
023696	R	\$36.20	04/30/2011	\$36.94	06/30/2011	\$38.79	08/31/2011
		Payment					

Total Paid To Date:	\$0.00
---------------------	--------

Signature

Date

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.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN
Defendants.

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 935-CV-2010

No.: 2010-ED-173

ORDER

AND NOW, this 21 day of January, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$48,610.99
Interest Through February 9, 2011	\$3,556.59
Per Diem \$8.16	
Late Charges	\$70.71
Legal fees	1,300.00
Cost of Suit and Title	1,242.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property	1,064.82
Appraisal/Brokers Price Opini	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	\$0.00
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$57.97
TOTAL	\$5,903.08

This copy for Sheriff

Plus interest from February 9, 2011 thro

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

COUNTY OF COLUMBIA, PA

BY THE COURT

Thomas A. Jan 4
J.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FANNIE MAE ("FEDERAL NATIONAL
MORTGAGE ASSOCIATION")

Plaintiff

vs.

JUDITH A. SCHNERR

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2010-CV-1633

ORDER

AND NOW, this 21 day of January, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$91,987.19
Interest Through Febr	\$13,753.66
Per Diem \$15.44	
Late Charges	
Legal fees	\$426.60
Cost of Suit and Title	\$1,300.00
Sheriff's Sale Costs	\$550.00
Property Inspections/1	\$0.00
Appraisal/Brokers Pric	\$273.00
Mortgage Insurance Pi	\$90.00
Private Mortgage Insur	\$0.00
Non Sufficient Funds (\$0.00
Suspense/Misc. Credit	(\$0.00)
Escrow Deficit	\$4,804.00
TOTAL	\$113,184.45

This copy is for Sheriff

Plus interest from February 9, 2011 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

Bl. Mary's Office
J.

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

SUE FRUIT
Legal Assistant, 1276

Representing Lenders in
Pennsylvania and New Jersey

Clerk of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Harrisburg, PA 17815

No.: 935-CV-2010
No. 2020-EJ-173

RE: **WELLS FARGO BANK, N.A. VS. SALLY L. HOFFMAN, and RODNEY C. HOFFMAN**
Nos. 935-CV-2010; 2010-ED-173

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Madam:

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

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

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

Property is listed for the 02/09/2011 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 935-CV-2010; 2010-ED-173

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
OF DELAWARE COUNTY)

SS:

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

- ☐ 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

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

SAMUEL HOFFMAN
RODNEY C. HOFFMAN

(5)

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

COLUMBIA COUNTY

PHS # 236839

AMENDED
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):

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

SAMUEL HOFFMAN

**538 BROAD STREET
NESCOPECK, PA 18635-1324**

RODNEY C. HOFFMAN

**538 BROAD STREET
NESCOPECK, PA 18635-1324**

SAMUEL HOFFMAN

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

RODNEY C. HOFFMAN

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

SAMUEL 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)

York Area Joint Sewer Authority
cc Anthony J. McDonald, Esquire

**106 Market Street
Berwick, PA 18603**

Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

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

Name

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:

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

COLEMAN OCCUPANT

408 EAST 5TH STREET
MIFFLINVILLE, PA 18631

CLERK OF PUBLIC 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
Division of Individual Tax
Subsistence Tax Division

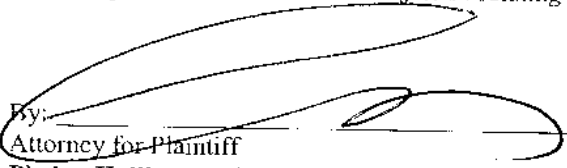
6th Floor, Strawberry Sq., Dept 280601
Harrisburg, PA 17128

Department of Public Welfare
Housing Unit
Recovery Program

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

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

I believe that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and that false statements herein are 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
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- ☐ 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
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- ☐ 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

Name and Address of Sender

Pheian Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia PA 19103

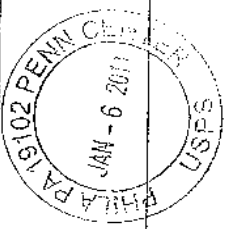
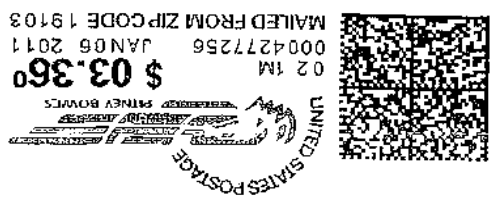
Article Number	Postmaster, Per (Name of Receiving Employee)	Total Number of Pieces Received at Post Office
2	DOMESTIC RELATIONS OF COLUMBIA COUNTY COUNTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
4	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	
5	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	
6	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601, Harrisburg, PA 17128	
7	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
8	PPL ELECTRIC UTILITIES CORPORATION 827 HAUSMAN ROAD ALLENTOWN, PA 18104-9392	
9		
10		
11	RE: SALLY L. HOFFMAN (COLUMBIA) TEAM 3 PHS# 236839 PG 1 OF 1	

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



Name and
Address
Of Sender



Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

Name of Addressee, Street, and Post Office Address

100 Market Street
Berwick, PA 18603

Line Article Number

2	
3	
4	
5	
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RE: Sally L. Hoffman

236839

Columbia 2/9/11 sale

TEAM 5

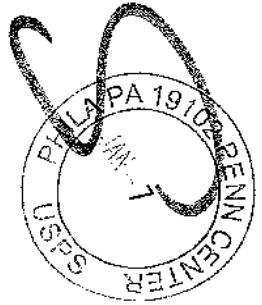
SXF

Total Number of
Pieces Listed by Sender

Postmaster, Per (Name of
Receiving Employee)

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UNITED STATES POSTAGE
\$01.26
02 1M
0004277256
JAN 07 2011
MAILED FROM ZIP CODE 19103



SXF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WELLS FARGO BANK NA

VS.

SALLY & RODNEY HOFFMAN

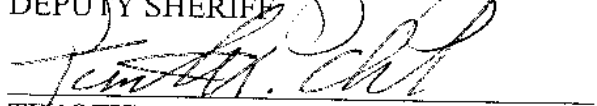
WRIT OF EXECUTION #173 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SALLY & RODNEY HOFFMAN AT 408 E 5TH STREET MIFFLINVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

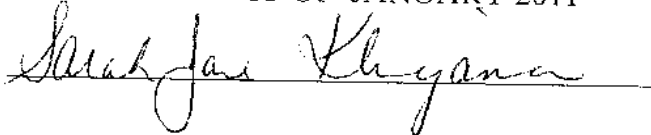
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011



Notary Public
SARAH JANE KHAYMAN
Notary Public

Notary Public
Notary Public
Notary Public

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO BANK, N.A.

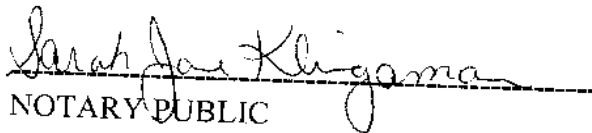
VS.

173ED2010

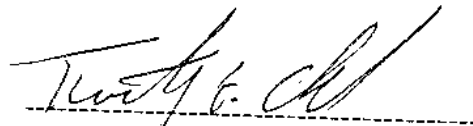
SALLY L. HOFFMAN
RODNEY C. HOFFMAN

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 12/13/2010 FOR THE FOLLOWING REASONS:
CERTIFIED UNCLAIMED

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, January 04, 2011


NOTARY PUBLIC

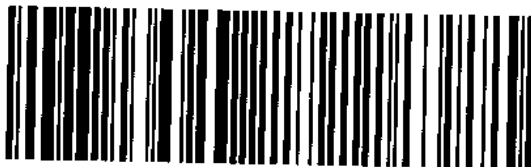
SO ANSWERS :


TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 6367

RODNEY HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR FL 34695

173ED2010

WRIT OF EXEMPTION - (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

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 22, 2010
(SEAL)

PHS # 236839

Lami B. Kline

(Clerk) Office of the Prothonotary, 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
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☐ 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
:
: NO.: 935-CV-2010
:
: 173ED2010
:
: COLUMBIA COUNTY
Defendant(s) :

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

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**

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)

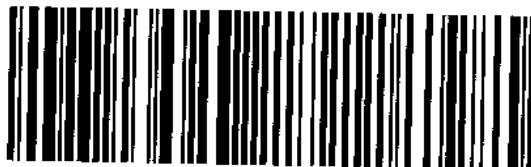
Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$52,183.79

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
Bloomsburg PA 17815



91 7192 4291 0010 0000 6350

SALLY HOFFMAN
95 IRWIN STREET WEST
SAFETY HARBOR FL 34695

173ED2010

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 23, 2010
(SEAL.)

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

PHS # 236839

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

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- ☒ Vivek Srivastava, Esq., Id. No. 202331
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- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☐ Allison F. Wells, Esq., Id. No. 309519

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MIFFLINVILLE, PA 18631

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

115.00 pd
15.00 pd
25.00 pd
10.00

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 935-CV-2010
:
: 173ED2010
:
: COLUMBIA COUNTY
Defendant(s) :

vs.

SALLY L. HOFFMAN
RODNEY C. HOFFMAN

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

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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.)

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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.

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**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# 2 - 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
RODNEY HOFFMAN
408 E 5TH STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

CHK 5.267 ✓

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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. D'Angelo

DATE 12.03.10

SPOKE TO EX-WIFE SALLY. UNKNOWN ADDRESS

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

Lami B. Kline

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

Dated November 22, 2010
(SEAL)

PHS # 236839

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

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