

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 12921	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: DOUGLAS A. KASHNER 239 McGUIRE PARK DRIVE BLOOMSBURG, PA 17815	E. Name and Address of Seller: COLUMBIA COUNTY SHERIFF for TINA M. TAGGART MAIN STREET BLOOMSBURG, PA 17815	F. Name and Address of Lender: FIRST COLUMBIA BANK & TRUST CO 232 EAST STREET BLOOMSBURG, PA 17815
G. Property Location: 3436 SHAFFER ROAD, SCOTT TWP. BLOOMSBURG, COLUMBIA COUNTY, PA 17815 COLUMBIA County, Pennsylvania	H. Settlement Agent: 23-2563729 Kreisher & Gregorowicz T/A Market Street Abstract 401 South Market Street Bloomsburg, PA 17815-1749 Ph. (570)784-5211 Place of Settlement: 401 South Market Street Bloomsburg, PA 17815-1749	I. Settlement Date: May 12, 2011

J. Summary of Borrower's transaction	K. Summary of Seller's transaction
100. Gross Amount Due from Borrower:	400. Gross Amount Due to Seller:
101. Contract sales price 95,078.16	401. Contract sales price 95,078.16
102. Personal property	402. Personal property
103. Settlement Charges to Borrower (Line 1400) 6,050.44	403.
104.	404.
105.	405.
Adjustments for items paid by Seller in advance	Adjustments for items paid by Seller in advance
106. City/Town Taxes to	406. City/Town Taxes to
107. County Taxes to	407. County Taxes to
108. Assessments to	408. Assessments to
109.	409.
110.	410.
111.	411.
112. 2011 CTY/TWP TAX JAMES HOCK 437.89	412.
120. Gross Amount Due from Borrower 101,566.49	420. Gross Amount Due to Seller 95,078.16
200. Amounts Paid by or in Behalf of Borrower	500. Reductions in Amount Due Seller:
201. Deposit or earnest money 9,500.00	501. Excess deposit (see instructions)
202. Principal amount of new loan(s) 72,000.00	502. Settlement charges to Seller (Line 1400)
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff First Mortgage
205.	505. Payoff Second Mortgage
206. CREDIT FOR RECORDING FEE 55.00	506. Deposit retained by seller 9,500.00
207. CREDIT FOR TRANSFER TAX 3,028.16	507.
208.	508.
209.	509.
Adjustments for items unpaid by Seller	Adjustments for items unpaid by Seller
210. City/Town Taxes to	510. City/Town Taxes to
211. County Taxes to	511. County Taxes to
212. Assessments to	512. Assessments to
213.	513.
214.	514.
215.	515.
216. CREDIT FOR TRANSFER TAX	516.
217.	517.
218.	518.
219. 2010SCHOOL TAX \$1369.39 POC	519.
220. Total Paid by/for Borrower 84,583.16	520. Total Reduction Amount Due Seller 9,500.00
300. Cash at Settlement from/to Borrower	600. Cash at settlement to/from Seller
301. Gross amount due from Borrower (line 120) 101,566.49	601. Gross amount due to Seller (line 420) 95,078.16
302. Less amount paid by/for Borrower (line 220) (84,583.16)	602. Less reductions due Seller (line 520) (9,500.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower 16,983.33	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller 85,578.16

By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement

L. Settlement Charges										Paid From Borrower's Funds at Settlement	Paid From Sellers Funds at Settlement
700. Total Real Estate Broker Fees											
Division of commission (line 700) as follows:											
701.	\$		to								
702.	\$		to								
703. Commission paid at settlement											
704.											
705.											
800. Items Payable in Connection with Loan											
801.	Our origination charge	\$	300.00	(from GFE #1)							
802.	Your credit or charge (points) for the specific interest rate chosen	\$		(from GFE #2)							
803.	Your adjusted origination charges			(from GFE #A)		300.00					
804.	Appraisal fee	to	SORGE ASSOCIATES \$425.00 POC	(from GFE #3)		-100.00					
805.	Credit Report	to	KROLL FACTUAL DATA	(from GFE #3)		12.05					
806.	Tax service	to	FIRST COLUMBIA BANK & TRUST	(from GFE #3)		75.00					
807.	Flood certification	to	UNITED ONE RESOURCES	(from GFE #3)		14.00					
808.	LOAN PROSPECTOR F	to	FIRST COLUMBIA BANK & TRUST	(from GFE #3)		21.20					
809.	SHERIFF POUNDAGE			(from GFE #3)							
810.				(from GFE #3)							
811.				(from GFE #3)							
900. Items Required by Lender to Be Paid in Advance											
901.	Daily interest charges from	05/12/11	to	06/01/11	19 @ \$10.250000/day	(from GFE #10)		194.75			
902.	Mortgage insurance premium for		months to			(from GFE #3)					
903.	Homeowner's insurance for		years to	BRIAR CREEK MUTUAL \$438 POC	(from GFE #11)						
904.					(from GFE #11)						
905.					(from GFE #11)						
1000. Reserves Deposited with Lender											
1001.	Initial deposit for your escrow account				(from GFE #9)		1,342.00				
1002.	Homeowner's insurance	3.000	months @	\$ 36.50 per month	\$ 109.50						
1003.	Mortgage insurance		months @	\$ per month	\$						
1004.	Property taxes				\$ 143.04						
	CTY TWP	4.000	months @	\$ 35.76 per month							
1005.	SCHOOL TAX				\$ 1,342.08						
	SCHOOL TAX	12.000	months @	\$ 111.84 per month							
1006.			months @	\$ per month	\$						
1007.			months @	\$ per month	\$						
1008.					\$						
1009.					\$ -252.62						
1100. Title Charges											
1101.	Title services and lender's title insurance				(from GFE #4)		863.68				
1102.	Settlement or closing fee				\$						
1103.	Owner's title insurance to OLD REPUBLIC TITLE				(from GFE #5)		129.60				
1104.	Lender's title insurance to OLD REPUBLIC TITLE				\$ 771.68						
1105.	Lender's title policy limit	\$	72,000.00								
1106.	Owner's title policy limit	\$	95,078.16								
1107.	Agent's portion of the total title insurance premium	to	Kreisher & Gregorowicz T/A Market Street	\$	739.05						
1108.	Underwriter's portion of the total title insurance premium	to	OLD REPUBLIC TITLE	\$	162.23						
1109.	CLOSING PROTECTION LETTER	to	OLD REPUBLIC TITLE	\$	75.00						
1110.	NOTARY FEE	to	JOHN H. FLICK	\$	7.00						
1111.	TAX INFO FEE	to	H. JAMES HOCK	\$	5.00						
1112.	TAX INFO FEE	to	CENTRAL COLUMBIA SCHOOL DIST.	\$	5.00						
1113.											
1200. Government Recording and Transfer Charges											
1201.	Government recording charges	to	Recorder's Office	(from GFE #7)		170.00					
1202.	Deed \$ 55.00 Mortgage \$ 115.00 Releases \$			Other \$							
1203.	Transfer taxes	to	COLUMBIA COUNTY RECORDER	(from GFE #8)		3,028.16					
1204.	City/County tax/stamps	\$	3,028.16	\$							
1205.	State tax/stamps	\$		\$							
1206.											
1207.											
1300. Additional Settlement Charges											
1301.	Required services that you can shop for			(from GFE #6)							
1302.											
1303.											
1304.											
1305.											
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)										6,050.44	

Certified True Copy

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Borrower

DOUGLAS A. KASHNER

Seller

COLUMBIA COUNTY SHERIFF
for TINA M. TAGGART

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Kreisher & Gregorowicz T/A Market Street Abstract, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801	300.00	300.00
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803	300.00	300.00
Transfer taxes	#1203	3,028.16	3,028.16

Charges That in Total Cannot Increase More than 10%		Good Faith Estimate	HUD-1
Government recording charges	#1201	200.00	170.00
Appraisal fee	# 804	425.00	325.00
Credit report	# 805	50.00	12.05
Tax service	# 806	75.00	75.00
Flood certification	# 807	14.00	14.00
LOAN PROSPECTOR FEE	# 808	21.20	21.20
SHERIFF POUNDAGE	# 809	2,050.00	
Title services and lender's title insurance	#1101	1,040.75	863.68
Owner's title insurance to OLD REPUBLIC TITLE	#1103	108.00	129.60
Total		3,983.95	1,610.53
Increase between GFE and HUD-1 Charges		\$ -2,373.42 or	-59.57%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	1,369.00	1,342.00
Daily interest charges	# 901 \$ 10.250000/day	153.75	194.75
Homeowner's insurance	# 903	438.00	438.00

Loan Terms

Your initial loan amount is	\$ 72,000.00
Your loan term is	30 years
Your initial interest rate is	5.1250 %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ 392.03 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of ____%. The first change will be on ____ and can change again every ____ months after _____. Every change date, your interest rate can increase or decrease by ____%. Over the life of the loan, your interest rate is guaranteed to never be lower than ____% or higher than ____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$_____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$_____. The maximum it can ever rise to is \$_____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$_____.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$_____ due in ____ years on _____.
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$184.10 that results in a total initial monthly amount owed of \$576.13. This includes principal, interest, any mortgage insurance and any items checked below: <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Property taxes <input type="checkbox"/> Flood insurance <input type="checkbox"/> </div> <div> <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> <input type="checkbox"/> </div> </div>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

HUD-1 Attachment**Borrower(s):** DOUGLAS A. KASHNER239 McGUIRE PARK DRIVE
BLOOMSBURG, PA 17815**Lender:** FIRST COLUMBIA BANK & TRUST CO**Settlement Agent:** Kreisher & Gregorowicz T/A Market Street Abstract
(570)784-5211**Place of Settlement:** 401 South Market Street
Bloomsburg, PA 17815-1749**Settlement Date:** May 12, 2011**Property Location:** 3436 SHAFFER ROAD, SCOTT TWP.
BLOOMSBURG, COLUMBIA COUNTY, PA 17815
COLUMBIA County, Pennsylvania**Seller(s):** COLUMBIA COUNTY SHERIFF for for
TINA M. TAGGART
MAIN STREET
BLOOMSBURG, PA 17815**Adjusted Origination Charge Details****Origination Charge**

UNDERWRITING FEE	150.00
to FIRST COLUMBIA BANK & TRUST CO	
DOCUMENT PREPARATION FEE	150.00
to FIRST COLUMBIA BANK & TRUST CO	
Total \$	300.00

Origination Credit/Charge (points) for the specific interest rate chosen**Total \$****Adjusted Origination Charges \$ 300.00****Reserves Deposited with Lender**

Homeowner's Insurance	109.50
3.000 at 36.50 per month	
CTY TWP	143.04
4.000 at 35.76 per month	
SCHOOL TAX	1,342.08
12.000 at 111.84 per month	
	-252.62
Total \$	1,342.00

Title Services and Lender's Title Insurance Details**BORROWER****SELLER**

Lender's title insurance	771.68	
to OLD REPUBLIC TITLE		
CLOSING PROTECTION LETTER	75.00	
to OLD REPUBLIC TITLE		
NOTARY FEE	7.00	
to JOHN H. FLICK		
TAX INFO FEE	5.00	
to H. JAMES HOCK		
TAX INFO FEE	5.00	
to CENTRAL COLUMBIA SCHOOL DIST.		
Total	\$ 863.68	\$ 0.00

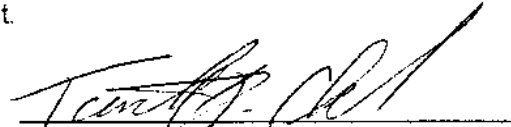
WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Owner's Title Insurance	BORROWER	SELLER
Owner's Policy Premium to OLD REPUBLIC TITLE	129.60	
Total	\$ 129.60	\$ 0.00

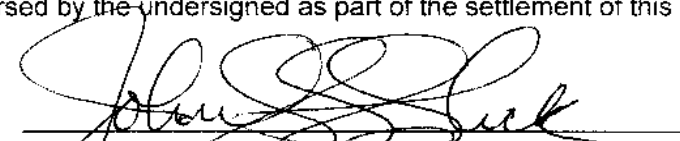
Lender's Title Insurance <small>*fees also shown above in Title Services and Lender's Title Insurance Details</small>	BORROWER	SELLER
Lender's Policy Premium to OLD REPUBLIC TITLE	621.68	
Lender's Endorsement Charges	150.00	
Endorsement	Endorsement Charge	
PA 100	50.00	
PA 300	50.00	
ALTA Endorsement Form 8.1 (Environmental Protection Lien)	50.00	
Total	\$ 771.68	\$ 0.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


DOUGLAS A. KASHNER


COLUMBIA COUNTY SHERIFF
for TINA M. TAGGART

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Kreisher & Gregorowicz 114 Market Street Abstract
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank, N.A. VS. Tina M. Taggart

NO. 1683-2010 JD DATE OF SALE: April 13, 2011

NO. 168-2010 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 13, 2011 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Douglas A. Kashner for the price or sum of \$95,078.16 (Ninety Five Thousand Seventy Eight and 16/100) Dollars. Douglas A. Kashner being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 90,000.00	
Poundage	1,800.00	
Transfer Taxes	3,028.16	
Total Needed to Purchase		\$ 95,078.16
Amount Paid Down		9,500.00
Balance Needed to Purchase		85,578.16
EXPENSES:		
Columbia County Sheriff - Costs	\$ 553.50	
Poundage	1,800.00	\$ 2,353.50
Newspaper		1,895.46
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	55.00
	Realty transfer taxes	1,514.08
	State stamps	1,514.08
Tax Collector ()	-0-
Columbia County Tax Assessment Office		5.00
State Treasurer		200.00
Other: Web Posting		150.00
Lien Search Certificate		250.00
Schuylkill Co.		109.49
TOTAL EXPENSES:		\$ 8,131.61
Total Needed to Purchase		\$ 95,078.16
Less Expenses		8,131.61
Net to First Lien Holder		86,946.55
Plus Deposit		1,350.00
Total to First Lien Holder		\$ 88,296.55

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Tina Ringgalt

NO. 168-10 ED NO. 1683 10 JD

DATE/TIME OF SALE: Apr 13, 11 1000

BID PRICE (INCLUDES COST) \$ 90,000.00

POUNDAGE - 2% OF BID \$ 1,800.00

TRANSFER TAX - 2% OF FAIR MKT \$ 3,028.16

MISC. COSTS \$ 210.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 95,078.16

PURCHASER(S): Douglas A. Kestner 385-0171

ADDRESS: 239 McGuire Park Drive

NAMES(S) ON DEED: Douglas A. Kestner

PURCHASER(S) SIGNATURE(S): SDA Kestner

TOTAL DUE: \$ 95,078.16

LESS DEPOSIT: \$ 9,000.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 85,578.16

SHERIFF'S SALE COST SHEET

NO. 168-10 ED NO. 1623-10 VS. Tring Tugnet JD DATE/TIME OF SALE Apr 13 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>68.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</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>9.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>553.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>189.46</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>3120.46</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>2.00</u>
TOTAL ***** \$ <u>2.00</u>			

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

SURCHARGE FEE (DSTE)		\$ <u>200.00</u>
MISC. <u>Schuytill co.</u>	\$ <u>109.49</u>	
	\$	
TOTAL ***** \$ <u>109.49</u>		

TOTAL COSTS (OPENING BID) \$ 773.50

MARKET STREET ABSTRACT COMPANY
TITLE INSURANCE ESCROW ACCOUNT
401 MARKET STREET
BLOOMSBURG, PA 17815
(570) 784-7488

FIRST COLUMBIA BANK
& TRUST COMPANY
BLOOMSBURG, PA
60-593/313

10595

5/12/2011

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

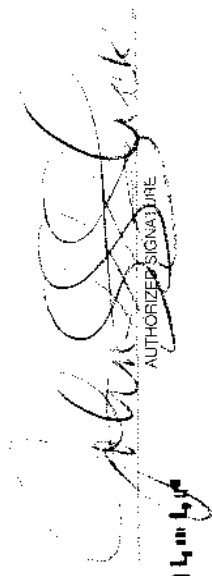
\$ **85,578.16

Eighty-Five Thousand Five Hundred Seventy-Eight and 16/100***** DOLLARS

MEMO

PROCEEDS/KASHNER

⑈010595⑈ ⑆031305936⑆ 038⑈104⑈4⑈


AUTHORIZED SIGNATURE



Representing Lenders in
Pennsylvania and New Jersey

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

Erin Dormer
Legal Assistant, ext.1246

April 28, 2011

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

RE: Wells Fargo Bank, NA vs. Tina M. Taggart
Premises: 3436 Shaffer Road
Bloomsburg, PA 17815
Court No.: 2010-CV-1683

Dear Sir or Madam:

We represent Plaintiff in the above captioned matter. The real estate went to sheriff sale on April 13, 2011. The judgment was entered on November 1, 2010 in the amount of \$107,207.64. Damages were reassessed on December 20, 2010 in the amount of \$111,200.32. Please disperse funds in accordance with the reassessment amount.

As our claim is in excess of the amounts generated by sale, we are entitled to the balance of the amounts distributable following payment of costs and municipal liens, which are first liens by operation of law. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

Thank you for your cooperation with respect to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Erin Dormer

For Phelan Hallinan & Schmieg, LLP

PHILLAN HALLINAN & SCHMIEG, LLP
Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103-1799
Phone (215) 563-7000
Fax (215) 563-7009

Lisa Steinman
Legal Assistant, ext. 1478

Representing Lenders in
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

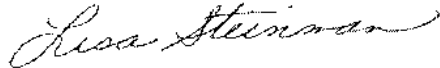
RE: WELLS FARGO BANK, N.A. vs. TINA M. TAGGART
No.: 2010-CV-1683

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter. Please find attached a copy of the original Affidavit, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Thank you for your cooperation.

Yours truly,

A handwritten signature in cursive script, reading "Lisa Steinman".

LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

cc: Prothonotary of COLUMBIA County

Lawrence T. Phelan, Esq., Id. No. 3. 7
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. Davcy, 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
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Andrew C. Bramblett, Esq., Id. No. 208375
Allison Wells, Esq., Id. No. 309519
William E. Miller Esq., Id. No. 308951
Courtenay R. Dunn, Esq., Id. No. 206779
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

TINA M. TAGGART
Defendants.

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

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to **TINA M. TAGGART** on **FEBRUARY 14, 2011** in accordance with the Order of Court dated **JANUARY 25, 2011**. The property was posted on **FEBRUARY 22, 2011**.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. 4904 relating to the unsworn falsification to authorities.

PHILAN 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
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Andrew C. Bramblett, Esq., Id. No. 208375
Allison Wells, Esq., Id. No. 309519
William E. Miller, Esq., Id. No. 308951
Courtenay R. Dunn, Esq., Id. No. 206779
Attorneys for Plaintiff

Dated:

03/15/11

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

v.

TINA M. TAGGART

Defendant

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-1683

ORDER

AND NOW, this 25 day of January, 2011, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant **TINA M. TAGGART** by:

REGULAR MAIL AT 3436 SHAEFFER ROAD, BLOOMSBURG, PA 17815

CERTIFIED MAIL AT 3436 SHAEFFER ROAD, BLOOMSBURG, PA 17815

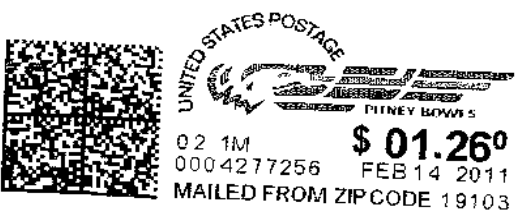
POSTING AT 3436 SHAEFFER ROAD, BLOOMSBURG, PA 17815

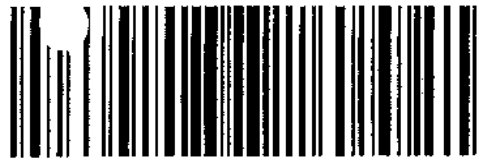
BY THE COURT:

151 Thomas A. Hensel
J.

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TINA M. TAGGART 3436 SHAFFER ROAD BLOOMSBURG, PA 17815		
2	****			
3				
4				
5				
6				
7				
8				
Total Number of Pieces Listed by Sender		RE: TAGGART PHS# 248480 COLUMBIA LAS		
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		





7178 2417 6099 0076 2583

RESTRICTED DELIVERY

QUART
ER ROAD
G, PA 17815-0000

[Home](#) | [Help](#) | [Sign In](#)[Track & Confirm](#)[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7178 2417 6099 0076 2583**Expected Delivery Date: **February 17, 2011**Class: **First-Class Mail®**Service(s): **Return Receipt Electronic**Status: **Delivered**

Your item was delivered at 10:40 am on February 18, 2011 in
RINGTOWN, PA 17967.

Detailed Results:

- **Delivered, February 18, 2011, 10:40 am, RINGTOWN, PA 17967**
- **Acceptance, February 14, 2011, 5:29 pm, PHILADELPHIA, PA 19102**
- **Electronic Shipping Info Received, February 11, 2011**

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Return Receipt (Electronic)

Verify who signed for your item by email. [Go >](#)

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)[Site Map](#)[Customer Service](#)[Forms](#)[Gov't Services](#)[Careers](#)[Privacy Policy](#)[Terms of Use](#)[Business Customer Gateway](#)

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No FEAR Act EEO 7150

[Feedback](#)



Date Produced: 02/21/2011

PHELAN HALLINAN & SCHMIEG

The following is the delivery information for Certified Mail™ item number 7178 2417 6099 0076 2583. Our records indicate that this item was delivered on 02/18/2011 at 10:40 a.m. in RINGTOWN, PA, 17967. The scanned image of the recipient information is provided below.

Signature of Recipient:

Tina Taggart
Tina Taggart

Address of Recipient:

2619 Melanie Manor
2619 Melanie Manor

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: 76693

PLAINTIFF
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FHLMO)

COLUMBIA COUNTY

PHS # 248480

DEFENDANT
TINA M. TAGGART

SERVICE TEAM/las
COURT NO.: 2010-CV-1683

SERVE TINA M. TAGGART AT:
3436 SHAFFER ROAD
BLOOMSBURG, PA 17815-7928
***PLEASE POST PROPERTY WITH NOTICE OF SALE PER
COURT ORDER***

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 04/13/2011

SERVED

Served and made known to TINA M. TAGGART, Defendant on the 22ND day of FEBRUARY, 2011, at 8:32, o'clock A. M., at 3436 SHAFFER RD, BLOOMSBURG, PA, in the manner described below:

- ☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s).
Relationship is _____
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
_____ an officer of said Defendant's company.

☒ Other: POST PROPERTY W/ NOTICE OF SALE

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally POSTED ~~handed~~ a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 22ND day
of FEB, 2011.

Notary:

By:

Ronald Moll

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:
☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other:

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By:

Notary:

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32277
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmitz, 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. Davy, 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. Spiveck, Esq., Id. No. 84439
Christovante P. Flunkos, Esq., Id. No. 94620
Joshua I. Goldmann, Esq., Id. No. 205847
Courtney R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
Allison F. Wells, Esq., Id. No. 309519
William E. Miller, Esq., Id. No. 308951
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7100

14

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

February 8, 2011

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
TINA M. TAGGART
3436 SHAFFER ROAD BLOOMSBURG, PA 17815-7928
No.: 2010-CV-1683

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is
scheduled for February 9, 2011 due to the following: Service of NOS.

The Property is to be relisted for the April 13, 2011 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	168ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	CompName	Shipper	Doc Ref #	Ship Date	Carrier	Tracking Nr	Planned	Group ID	PackageGrpID	AccountID
42268	42268	✓ CITIBANK (SOUTH DAKOTA), NA	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006015	1			
42269	42269	✓ CITIBANK (SOUTH DAKOTA), NA	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006022	1			
42270	42270	COMMONWEALTH OF PA ✓	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006039	1			
42271	42271	INTERNAL REVENUE SERVICE ADVISORY	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006046	1			
42272	42272	INTERNAL REVENUE SERVICE ADVISORY	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006053	1			
42274	42274	✓ US DEPT. OF JUSTICE	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006060	1			
42276	42276	COMMONWEALTH OF PA ✗	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006077	1			
42278	42278	DEPT OF PUBLIC WELFARE	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006084	1			
42280	COP	✓ COMMONWEALTH OF PENNSYLVANIA	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006091	1			
42281	FAIR	✓ OFFICE OF F.A.I.R.	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006107	1			
42282	SBA	✓ U.S. Small Business Administration	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006114	1			
42283	IRS	✓ INTERNAL REVENUE SERVICE	Sheriff	168ED2010	11/17/2010	POST	9171924291001000006121	1			

Records: 1 - 12 of 12

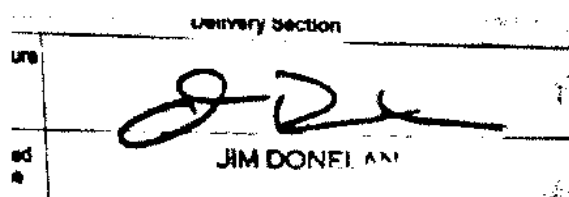


Date Produced: 11/29/2010

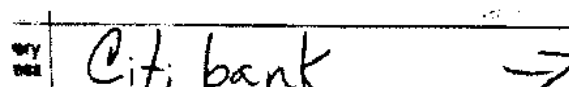
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6015. Our records indicate that this item was delivered on 11/22/2010 at 06:33 a.m. in SIOUX FALLS, SD, 57117. 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: 168ED2010



Date Produced: 12/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6022. Our records indicate that this item was delivered on 11/22/2010 at 11:21 a.m. in WEST CHESTER, PA, 19380. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: *Chonnie B. H. /*
Chonnie B. H.

Address of Recipient:

Address of Recipient: *1660 ANDREW DR #170*

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: 168ED2010



Date Produced: 11/22/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6039. Our records indicate that this item was delivered on 11/18/2010 at 07:15 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink, appearing to read "Christopher J. Lenderman".

Address of Recipient:

A handwritten address in dark ink, appearing to read "P.O. Box 12345".

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: 168ED2010



Date Produced: 11/29/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6060. Our records indicate that this item was delivered on 11/22/2010 at 08:25 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in cursive script, appearing to read "Susan Melendez".

Address of Recipient:

A handwritten address in cursive script, appearing to read "PO Box 11754".

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: 168ED2010



Date Produced: 11/22/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6091. Our records indicate that this item was delivered on 11/19/2010 at 09:51 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in dark ink, appearing to read "Elmer E. Smully III".

Elmer E. Smully III

Address of Recipient:

At Dept. of Soc.
New Market

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: 168ED2010



Date Produced: 11/22/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6107. Our records indicate that this item was delivered on 11/19/2010 at 09:06 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "R. P. H." with a stylized flourish at the end.

Address of Recipient:

A handwritten address in black ink, appearing to read "R. P. H." with a stylized flourish at the end.

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: 168ED2010



Date Produced: 12/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6114. Our records indicate that this item was delivered on 11/19/2010 at 12:16 p.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature, "David Agnew", written in black ink on a white background with horizontal lines.

Address of Recipient:

A handwritten address, "1130 1st Ave #100", written in black ink on a white background with horizontal lines.

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: 168ED2010




Date Produced: 12/13/2010

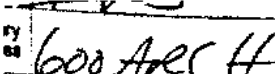
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6121. Our records indicate that this item was delivered on 11/19/2010 at 09:33 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient:  Delivery Section

Address 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: 168ED2010



Date Produced: 12/13/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 6022. Our records indicate that this item was delivered on 11/22/2010 at 11:21 a.m. in WEST CHESTER, PA, 19380. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: *Ermonie B. B. B.*

Address of Recipient:

Address of Recipient: *660 ANDERSON OIL #170*

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: 168ED2010

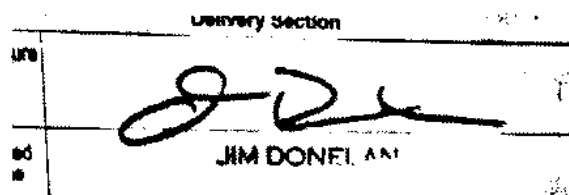


Date Produced: 11/29/2010

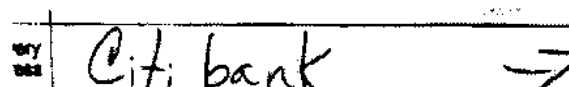
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 6015. Our records indicate that this item was delivered on 11/22/2010 at 06:33 a.m. in SIOUX FALLS, SD, 57117. 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: 168ED2010

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 10:00 AM

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

ALL THAT CERTAIN piece, parcel or tract of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows:
BEGINNING at a rebar set on the westerly right-of-way line of State Route No. 1001, (Shaffer Road), said rebar being at the southeasterly corner of land of Denny C. and Darlene E. Beers;

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

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

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

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

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

The long term maintenance of the detention basins, storm water conveyance channels and berms shall be the responsibility of the purchaser of the individual lot. Scheduled maintenance shall, at a minimum, include cleaning of the inlet screen after each storm event, mowing the grass areas to a stand of between two and six inches and maintenance and repair of all swales and berms. Planting of trees, shrubs, woody vegetation or the placement of any other obstruction within the storm water conveyance swales or interior embankment and bottom of the detention ponds, is prohibited. In the event that the lot owner fails to perform maintenance that renders the facilities ineffective, Scott Township reserves the right to enter Lot 3, Lot 4 and Lot 5, over and across the storm water easement areas designated on the plans and described hereinabove, to maintain

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
e attached notice January 19, 26 and February 2,
is one of the officers or publisher or designated
r in which legal advertisement was published;
rested in the subject matter of said notice and
e foregoing statement as to time, place, and

3rd day of February 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Aschenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

..... I hereby certify that the advertising and
..for publishing the foregoing notice, and the

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.

TINA TAGGART

WRIT OF EXECUTION #168 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TINA TAGGART AT 3436 SHIAFFER ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

SO ANSWERS:

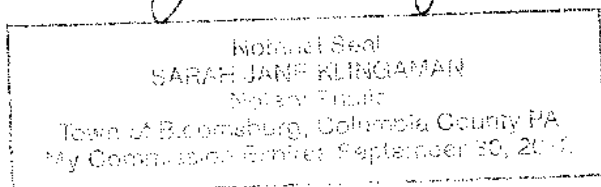
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011

Sarah Jane Klingaman



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

Joseph Cardillo
Legal Assistant, 1227

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2010-CV-1683

Re: WELLS FARGO BANK, N.A. VS. TINA M. TAGGART
No.: 2010-CV-1683

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

****Property is listed for the 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:

Joseph Cardillo, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

TINA M. TAGGART
Defendant(s)

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

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA 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

Date: 1/10/11

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

TINA M. TAGGART
Defendant(s)

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

PHS # 248480

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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **3436 SHAFFER ROAD, BLOOMSBURG, PA 17815-7928**.

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

TINA M. TAGGART 3436 SHAFFER ROAD
BLOOMSBURG, PA 17815-7928
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

CITIBANK (SOUTH DAKOTA), N.A. 701 EAST 60TH STREET NORTH, SIOUX FALLS, SD 57117

CITIBANK (SOUTH DAKOTA), N.A. 1060 ANDREW DRIVE, SUITE 170
C/O BURTON NEIL, ESQUIRE WEST CHESTER, PA 19380

CITIBANK (SOUTH DAKOTA), N.A. PO BOX 44167
JACKSONVILLE, FL 4167

AT&T UNIVERSAL CARD PO BOX 183054
COLUMBUS, OH 43218-3054
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.

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

Name

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

TENANT/OCCUPANT

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

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

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

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

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

**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**

VINCENT L. TAGGART

3232 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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

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

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

4/10/11

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
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Pliakos, 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

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

JOT/PAS - 2/09/2011 @10:00 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	**** ✓	CITIBANK (SOUTH DAKOTA), N.A. 701 EAST 60 TH STREET NORTH SIOUX FALLS, SD 57117	0.02 1M \$ 01.68	
2	**** ✓	CITIBANK (SOUTH DAKOTA), N.A. C/O BURTON NEIL, ESQUIRE 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380		
3	**** ✓	VINCENT L. TAGGART C/O RICHARD W. KNECHT, ESQUIRE BULL, BULL & KNECHT, LLP 106 MARKET STREET BERWICK, PA 18603		
4	**** ✓	VINCENT L. TAGGART 3232 OLD BERWICK ROAD BLOOMSBURG, PA 17815		
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****			

pg 2 of 2

PHS# 248480

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

JOT/PAS - 2/09/2011 @10:00 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 3436 SHAFFER ROAD BLOOMSBURG, PA 17815-7928		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	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				
9				
10				
11				

UNITED STATES POSTAGE
\$ 02.94
02 1M
0004277256
JAN03 2011
MAILED FROM ZIP CODE 19103



JAN 3

pg 1 of 2

PHS# 248480

TEAM 3

TINA M. TAGGART (COLUMBIA)

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.

✓

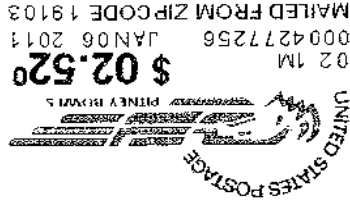
Name and
Address
Of Sender



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

JSC - 2/09/2011 @ 10:00 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	CITIBANK (SOUTH DAKOTA), N.A. PO BOX 44167		
2	****	JACKSONVILLE, FL 4167 AT&T UNIVERSAL CARD PO BOX 183054 COLUMBUS, OH 43218-3054		
3	****			
4	****			
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: TINA M. TAGGART (COLUMBIA) TEAM 3 PHS# 248480		



MAILED FROM ZIP CODE 19103
0004277256 JAN06 2011
\$ 02.520
02 1M



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 for the reconstruction of nonnegotiable documents under Express Mail document recon- struction subject to a limit of \$500,000 per occurrence. The maximum indemnity payable piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable The maximum indemnity payable is \$25,000 for registered mail, sent with optional ins- urance R900 S913 and S921 for limitations of coverage.
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SHERIFF'S DEPARTMENT
OF SCHUYLKILL COUNTY
SCHUYLKILL COUNTY COURT HOUSE
POTTSVILLE, PENNSYLVANIA 17901
(570) 622-5570

* * A F F I D A V I T O F R E T U R N * *

DEPUTIZED FROM COLUMBIA COUNTY

PLAINTIFF: WELLS FARGO BANK

V S

DEFENDANT: TAGGART, TINA M

PEOPLE:

COURT NUMBER : 2010-ED-168

FILED BY : COLUMBIA COUNTY SHERIFFS DEPT.

TYPE OF PAPER : WRIT OF EXECUTION IN REAL ESTATE

SERVING NUMBER : 63778

PRO FILE DATE : 11/16/2010

EXPIRATION : 01/09/2011

SHF RECEIVED : 11/30/2010

DSP RETURNED : 12/14/2010

(P E O P L E T O B E S E R V E D)

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	TAGGART, TINA M	2619 LOT 26		RINGTOWN	PA		KANE, D

(A T T E M P T S A T S E R V I C E)

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	MILES	COST
1	12/03/2010	10:51	[NOT FOUND]	2619 MELANIE MANOR		RINGTOWN	PA	17967	40	20.00
2	12/10/2010	10:31	[NOT FOUND]	2619 MELANNIE MANOR		RINGTOWN	PA	17967	40	20.00
3	12/13/2010	19:56	TINA M TAGGART	2619 MELANIE MANOR		RINGTOWN	PA	17967	40	20.00

* REMARKS : SERVICE MADE BY DEPUTY KANE, D

Total : 60.00

Total Mileage Charge for all Services : 60.00

SHERIFF'S DEPARTMENT
OF SCHUYLKILL COUNTY
SCHUYLKILL COUNTY COURT HOUSE
POTTSVILLE, PENNSYLVANIA 17901
(570) 622-5570

* * A F F I D A V I T O F R E T U R N * *

I hereby CERTIFY and RETURN that service was made by handing a TRUE and ATTESTED COPY to :

TINA M TAGGART (DEFENDANT)
2619 MELANIE MANOR
RINGTOWN PA

ON
12/13/2010
at 19:56

SWORN and subscribed before me this 14th

day of December, 2010

Peter J. Symons Jr.
(Prothonotary)

SO ANSWERS

[Signature]
(Deputy Sheriff)
[Signature]
(Sheriff of Schuylkill County)

End - of - Return (X-411-2010)

SHERIFF'S DEPARTMENT
OF SCHUYLKILL COUNTY
SCHUYLKILL COUNTY COURT HOUSE
POTTSVILLE, PENNSYLVANIA 17901
(570) 622-5570

* * A F F I D A V I T O F R E T U R N * *

C O S T S I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
ADVANCE COSTS - SERVICE	150.00		150.00
R D & R		9.00	141.00
SERVICE		9.00	132.00
ADD SERVICE		0.00	132.00
ATTESTING		4.00	128.00
MILEAGE		60.00	68.00
SERVICE AFTER HOURS		14.99	53.01
STATE SURCHARGE		10.00	43.01
PROTHY FEE FOR SERVICE		2.50	40.51
REFUND		40.51	0.00

Advance Payment :	150.00
Cost of Service :	109.49
Refund Paid :	40.51

End - of - Return (2010-ED 168)

ACCOUNT STATEMENT
OFFICE OF THE SHERIFF
OF SCHUYLKILL COUNTY

DATE : 12/14/2010

Case Ref : 2010-ED-168

Service ID: 63778

Type : WRIT OF EXECUTION IN REAL ESTATE

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 150.00

Cost of Service : 109.49

Refund : 40.51

SCHUYLKILL COUNTY SHERIFF'S RETURN OF SERVICE

CASE NUMBER: 2010-ED-168 SERVICE ID: 63778 DEPUTY: KANE, D
TYPE OF PAPER: WRIT OF EXECUTION IN REAL ESTA ENTERED BY: JOHN HAYES
REFUND TO: COLUMBIA COUNTY SHERIFFS DEPT. EXPIRATION DATE: 01/09/2011
DEPUTIZED FROM COLUMBIA COUNTY

PERSON TO SERVE: TINA M TAGGART
ADDRESS: 2619 LOT 26 RINGTOWN PA

ATTEMPTS MADE:

50478
50519

DATE	TIME	MILEAGE	COST	ATTEMPTED PLACE OF SERVICE
------	------	---------	------	----------------------------

Per 1956

PERSON SERVED

NAME: _____ RELATIONSHIP: _____

ADDRESS: _____ on _____ at _____ A.M.
P.M.

() NOT FOUND BECAUSE _____

COMMENTS: _____

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
(370) 794-6300

WELLS FARGO BANK, N.A.

168ED2010

VS

MORTGAGE FORECLOSURE

TINA M. TAGGART

NOW, WEDNESDAY, NOVEMBER 24, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF SCHUYLKILL COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, TINA TAGGART, AT 2619 LOT 26, RINGTOWN, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

1/24

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
TINA M. TAGGART	:	
	:	No.: 2010-CV-1683
Defendant	:	No.: 2010-ED-168

ORDER

AND NOW, this 20 day of December, 2010 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	\$101,679.58
Interest Through February 9, 2011	\$6,758.17
Per Diem \$16.69	
Late Charges	\$32.95
Legal fees	\$1,325.00
Cost of Suit and Title	\$595.00
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$115.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$370.05)
Escrow Deficit	\$1,064.67

TOTAL \$111,200.32

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


J.

ORIGINAL CHECK HAS A GREEN BACKGROUND, MICRO-PRINT BORDER, A TRUE WATERMARK AND BLEED-THRU NUMBERS

SHERIFF OF SCHUYLKILL CO.
SCHUYLKILL CO COURT HOUSE
POTTSVILLE, PA 17801

No. 060527

POTTSVILLE SAFE DEPOSIT BOXES
AND TRUST COMPANY

60-688618

CHECK NO.	DATE	AMOUNT
60527	12/17/10	\$40.51

PAY FORTY DOLLARS AND FIFTY ONE CENTS

TOTAL
PAYEE

COLUMBIA COUNTY SHERIFFS DEPT.
P.O. BOX 380
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

Joseph A. Shaddy
Clint

⑈060527⑈ ⑆03130598⑆ 18 435 6⑈ 51