

# SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Roberta Texier  
 NO. 24-10 ED NO. 1892-09 JD DATE/TIME OF SALE Apr 28 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>80.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>1.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>486.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>851.82</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1076.82</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>275.49</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL ***** \$ <u>280.49</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$
WATER 20		\$
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>
MISC. <u>Montgomery Co.</u>	\$ <u>33.00</u>	
	\$	
TOTAL ***** \$ <u>33.00</u>		

TOTAL COSTS (OPENING BID) \$ 2091.31

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

Wells Fargo Bank VS Roberta Kertel

NO. 24-10 ED NO. 1872-09 JD

DATE/TIME OF SALE: Apr 28 1000

BID PRICE (INCLUDES COST) \$ 35000.00

POUNDAGE - 2% OF BID \$ 700.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3041.31

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

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

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

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan+schmieg  
Greg J. Mull

TOTAL DUE: \$ 3041.31

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1691.31

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

[nora.ferrer@fedphe-pa.com](mailto:nora.ferrer@fedphe-pa.com)

Nora Ferrer  
Legal Assistant, ext.1477

Representing Lenders in  
Pennsylvania and New Jersey

April 30, 2010

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

Re: Roberta L. Texter  
341 West Sterner Avenue  
Bloomsburg, PA 17815  
No. 2009-1892

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, Suite 202 McLean, VA 22102.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 219569

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

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Timothy T. Chamberlain - Sheriff	Grantee(s)/Lessee(s)
Columbia County Courthouse	FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	8200 Jones Branch Drive, Suite 202
City	City
Bloomsburg	McLean
State	State
PA	VA
Zip Code	Zip Code
17815	22102

### C PROPERTY LOCATION

Street Address	City, Township, Borough
341 West Sterner Avenue, Bloomsburg, PA 17815	Bloomsburg Town
County	School District
COLUMBIA	Bloomsburg Town
	Tax Parcel Number
	05W-03-127-000000

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$35,000.00	+ -0-	= \$35,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,913.00	x 3.69	= \$ 58,718.97

### E EXEMPTION DATA

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

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ 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 FEDERAL HOME LONA MORTGAGE CORPORATION "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:
Nora M. Ferrer	4/30/10

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

ENTITY VENDOR  
FAP Sheriff of Columbia County [SCOLU]

ECK DATE CHECK NO.  
05/24/2010 954133

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
954133	000159407	05/24/2010		218569	1,691.31	0.00	1,691.31
NMF (219069) 0054790856 TEXIER, ROBERTA							
2009-CV-1872							
							1,691.31

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

ORIGINAL DOCUMENT PRINTED ON PAPER THAT MEETS ALL FEDERAL REQUIREMENTS FOR ARCHIVAL STORAGE

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  
954133

DATE	AMOUNT
05/24/2010	*****1,691.31

Void after 180 days

Pay ONE THOUSAND SIX HUNDRED NINETY ONE AND 31/100 DOLLARS

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

*Francis S. Hallinan*

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 7, 14, 21, 2010 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 21st day of April, 2010.  
.....

(Notary Public)  
Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011  
Member, Pennsylvania Association of Notaries

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.

.....

2-9-5625

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

3-25

10004340

WELLS FARGO BANK, NA

24ED2010

VS

MORTGAGE FORECLOSURE

ROBERTA L. TEXTER

NOW, THURSDAY, FEBRUARY 25, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ROBERTA TEXTER, AT 512 OAKLYN AVENUE, HARLEYSVILLE, PA

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

II 2

Lives at per resident at given add.

109 Central Ave  
Apt 2  
Souderton

4/05/10-0850-911

PERSON SERVED Roberta Texter  
RELATION / POSITION PS  
PLACE OF SERVICE 95 Given #2  
TIME OF SERVICE 1215  
DATE OF SERVICE 4-8-10  
NUMBER OF ATTEMPTS 2  
DEPUTY Zappala  
DEPUTY   
LAST DAY OF SERVICE 4/18/10

RECEIVED  
OFFICE OF THE SHERIFF  
CO. OF PA.  
APR 24 PM 4:48

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

**Joseph Lee**  
**Legal Assistant, 1550**

**Representing Lenders in**  
**Pennsylvania and New Jersey**

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

No. 2009-CV-1892

**Re: WELLS FARGO BANK, NA VS. ROBERTA L. TEXTER**  
**No. 2009-CV-1892**

**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 04/28/2010 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 Lee, Legal Assistant

cc: Sheriff of COLUMBIA County



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA  
Plaintiff,

v.

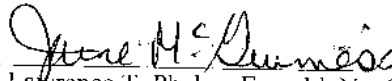
ROBERTA L. TEXTER  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No. 2009-CV-1892  
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
COLUMBIA 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  
Attorney for Plaintiff

Date: 3-29-10

**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.

Name and Address Of Sender

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

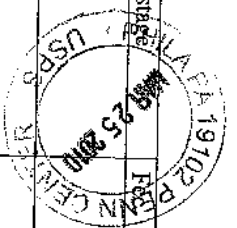
JOT/HOS-

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 341 WEST STERNER AVENUE BLOOMSBURG, PA 17815-2128	
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	****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue 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		BLUESTONE INVESTMENT, INC 107 NORTH COMMERCE WAY BETHLEHEM, PA 18017	
7		BLUESTONE INVESTMENTS INC, C/O RONALD AMATO, ESQ 107 NORTH COMMERCE WAY BETHLEHEM, PA 18017	
11			
12			
13			
14			
15		RE: ROBERTA L. TEXTER (COLUMBIA) TEAM 3 PHS# 21.9569	
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 \$600. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual B900 S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE  
02 1M  
0004277256  
\$ 02.940  
MAR 25 2010  
MAILED FROM ZIP CODE 19103



# AFFIDAVIT OF SERVICE (FHL/MC)

PLAINTIFF  
WELLS FARGO BANK, NA

COLUMBIA COUNTY

PHS # 219569

DEFENDANT  
ROBERTA L. TEXTER

SERVICE TEAM/ las

SERVE ROBERTA L. TEXTER AT:  
512 OAKLYN AVENUE  
HARLEYSVILLE, PA 19438-2216

COURT NO.: 2009-CV-1892  
TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 04/28/2010

## SERVED

Served and made known to ROBERTA TEXTER, Defendant on the 11 day of MARCH, 2010, at 230 o'clock P. M., at AS ABOVE, in the manner described below:  
☒ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s).

Relationship is BROTHER - DAVID BOSSARO

☐ 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: \_\_\_\_\_

Description: Age 70<sup>S</sup> Height 5'10" Weight 250 Race W Sex M Other GL

I, R. J. NEILL, a competent adult, being duly sworn according to law, depose and state that I personally 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 11 day  
of Mar, 2010

Notary: [Signature]

By: R. J. Neill

CONVICT  
Notary Seal  
Notary Public  
City of Chester, Delaware County  
My Commission Expires Feb. 20, 2012  
Notary Association of Notaries

## NOT SERVED

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Defendant NOT FOUND because:

☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer ☐ Service Refused

Other: \_\_\_\_\_

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Notary: \_\_\_\_\_

## ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227  
Francis S. Hallinan, Esq., Id. No. 62695  
Daniel G. Schmieg, Esq., Id. No. 62205  
Michelle M. Bradford, Esq., Id. No. 69849  
Judith T. Romano, Esq., Id. No. 58745  
Sheetal R. Shih-Jani, Esq., Id. No. 81766  
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. Mukachy, Esq., Id. No. 61791  
Andrew L. Spivack, Esq., Id. No. 84439  
Jaime McGuinness, Esq., Id. No. 90131  
Chrisovante P. Filakus, Esq., Id. No. 94620  
Joshua I. Goldman, Esq., Id. No. 205047  
Gurtenay R. Dunn, Esq., Id. No. 206779  
Andrew C. Bramblett, Esq., Id. No. 208375  
One Penn Center at Suburban Station  
1617 John F. Kennedy Blvd., Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

1009 0960 0001 1188 9481  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837 8310  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery FEB 26 2010  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837 8260  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery FEB 26 2010  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7009 0960 0001 1188  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

020 0001 4837 8273  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837 8297  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837 8303  
 102595-02-M-1540  
 Postic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☒ Agent 34  
 B. Received by (Printed Name) [Signature] ☒ Addressee  
 C. Date of Delivery 3/26/10  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
 4. Restricted Delivery? (Extra Fee) ☐ Yes

7007 3020 0001 4837  
 102595-02-M-1540  
 Postic Return Receipt

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

VS.

ROBERTA TEXTER

WRIT OF EXECUTION #24 OF 2010 ED

POSTING OF PROPERTY

March 24, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERTA TEXTER AT 341 WEST STERNER AVE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24<sup>TH</sup> DAY OF MARCH 2010

Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public

Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: Alison  
DATE RECEIVED 2/24/2010

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 24ED2010

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT ROBERTA L. TEXTER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
341 WEST STERNER AVENUE
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

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

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

DATE 3-3-10 TIME 1219 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) posted

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>3-1-10</u>	<u>1512</u>	<u>4</u>	<u>LC</u>
<u>3-2-10</u>	<u>1531</u>	<u>4</u>	<u>- card on door not moved</u>

DEPUTY

[Signature] DATE 3-3-10

visit had in a few days - no tracks in snow  
PA  
G2B  
3568  
- House in disarray, house is locked



PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
VEHICLE RECORD ABSTRACT

03/02/10

15:39

PAGE 1

100613430009033 001

OWNER : ROBERTA L TEXTER  
341 W STERNER AVE  
BLOOMSBURG PA 17815

LESSEE : NONE

TITLE NUMBER : 48214247

TAG NUMBER : GZB3568

VIN : 2T1AE09B4SC107314

TITLE DATE : 03/14/95

REGISTRATION EXPIRY DATE : 05/10

BODY TYPE : SDN

ODOMETER READING : 196,574\*

\*Actual Mileage

MAKE : TOYOTA

MODEL : LED

RENEWAL WID : 091403903170435 001

PREVIOUS TAG : EGR4487

DUPLICATE TITLE COUNT : 0

VEHICLE YEAR : 1995

LIENS : YES

STOLEN DATE :

STOPS : NO

**TITLE BRAND INFORMATION**

NO TITLE BRANDS EXIST FOR THIS TITLE

**SUSPENSION INFORMATION**

NO SUSPENSIONS EXIST FOR THIS TITLE



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION  
SAFETY ADMINISTRATION  
HARRISBURG, PA 17123

03/02/10

15:39

JUSTICE NETWORK  
5 Technology Park  
Harrisburg Hospital Grounds  
Harrisburg PA 17110

100613430009033 001

**CERTIFICATE & ATTESTATION**

---

I hereby certify that Anita M. Wasko, Director of the Bureau of Motor Vehicles of the Department of Transportation, is the legal custodian of the Motor Vehicle Records of the Pennsylvania Department of Transportation.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THIS DEPARTMENT ON THE ABOVE DATE IN ACCORDANCE WITH SECTION 6103 OF THE JUDICIAL CODE, TITLE 42, PA. Consolidated Statutes.



*Allen D. Biehler*

SEAL

SECRETARY OF TRANSPORTATION

DATE: 03/02/10

---

I hereby certify that the documents attached hereto are full, true and correct photostatic, microfilm or printed copies of documents or electronically stored information of which I have legal custody, and that the copies conform to the requirements of Section 6109 of the Judicial Code. Sales tax information is redacted from applications for certificate of title in accordance with the Act of April 9, 1929, P.L. 343, as amended, 72 P.S. Section 731.

TITLE : 48214247  
TAG : GZB3568  
VIN : 2T1AE09B4SC107314

CERTIFIED IN ACCORDANCE WITH SECTION 6103 OF THE JUDICIAL CODE, TITLE 42, PA. Consolidated Statutes.



*Anita M. Wasko*

SEAL

ANITA M. WASKO, DIRECTOR  
BUREAU OF MOTOR VEHICLES

DATE: 03/02/10



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

Thursday, February 25, 2010

**MARY WARD-TAX COLLECTOR  
2ND STREET  
BLOOMSBURG, PA 17815-**

**WELLS FARGO BANK, NA  
VS  
ROBERTA L. TEXTER**

**DOCKET # 24ED2010**

**JD # 1892JD2009**

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

*Timothy T. Chamberlain*

Timothy T. Chamberlain  
Sheriff of Columbia County

WELLS FARGO BANK, NA

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO. 2009-CV-1892  
:  
: COLUMBIA COUNTY  
Defendant(s) :  
:

vs.

ROBERTA L. TEXTER

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

TO: ROBERTA L. TEXTER  
512 OAKLYN AVENUE  
HARLEYSVILLE, PA 19438-2216

**\*\*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 **341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128** is scheduled to be sold at the Sheriff's Sale on April 28, 2010 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 **\$61,298.05** obtained by **WELLS FARGO BANK, NA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Roberta L. Texter, by Deed from Wachovia Bank, National Association, (f/k/a First Union National Bank), (Trustee for the Pennsylvania Housing Finance Agency), dated 06/16/2005, recorded 06/27/2005 in Instrument Number 200506635.

Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128

Tax Parcel # 05W-03-127-00-000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2009-CV-1892

WELLS FARGO BANK, NA

vs.

ROBERTA L. TEXTER

owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County,  
Pennsylvania, being

(Municipality)

341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128

Parcel No. 05W-03-127-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$61,298.05

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Claude Renninger  
Secretary-Asst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Claude Renninger

February 26, 2010

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Roberta L. Texter.  
341 West Sterner Avenue  
Bloomsburg, Pa. 17815

Docket # 24ED2010

JD# 1892JD2009

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Jeanette Cashner  
Office Manager

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 02/26/2010

Fee: \$5.00

Cert. NO: 7132

TEXTER ROBERTA L  
341 WEST STERNER AVE  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20050 -6635  
Location: 341 W STERNER AVE  
Parcel Id:05W-03 -127-00,000

Assessment: 15,913  
Balances as of 02/26/2010

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

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/24/2010

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 24ED2010

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT ROBERTA L. TEXTER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION \_\_\_\_\_

DATE 2-25-10 TIME 1435 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 2-25-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/24/2010

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 24ED2010

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT ROBERTA L. TEXTER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Dropped in mail Box

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

DATE 2-25-10 TIME 1440 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

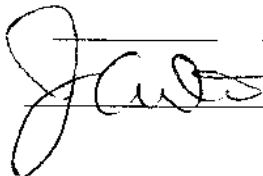
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 2-25-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/24/2010

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 24ED2010

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT ROBERTA L. TEXTER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON MAURIEA Cole

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

DATE 2-25-10 TIME 1405 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

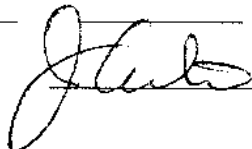
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 2-25-10

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/24/2010

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 24ED2010

PLAINTIFF WELLS FARGO BANK, NA

DEFENDANT ROBERTA L. TEXTER  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

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

DATE 2-25-10 TIME 1140 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 2-25-10

# REAL ESTATE OUTLINE

ED # 24/10

DATE RECEIVED 2-24-10  
DOCKET AND INDEX 2-25-10

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>914135</u>

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

SALE DATE	<u>Apr 28/10</u>	TIME <u>1000</u>
POSTING DATE	<u>Mar 25/10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Apr 7</u>	
	2 <sup>ND</sup> WEEK <u>14</u>	
	3 <sup>RD</sup> WEEK <u>21</u>	

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 24 OF 2010 ED AND CIVIL WRIT NO. 1892 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Roberta L. Texter, by Deed from Wachovia Bank, National Association, (f/k/a First Union National Bank), (Trustee for the Pennsylvania Housing Finance Agency), dated 06/16/2005, recorded 06/27/2005 in Instrument Number 200506635.

Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128 Tax

Parcel # 05W-03-127-00-000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 24 OF 2010 ED AND CIVIL WRIT NO. 1892 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Roberta L. Texter, by Deed from Wachovia Bank, National Association, (f/k/a First Union National Bank), (Trustee for the Pennsylvania Housin Finance Agency), dated 06/16/2005, recorded 06/27/2005 in Instrument Number 200506635.

Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128 Tax

Parcel # 05W-03-127-00-000

## TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 24 OF 2010 ED AND CIVIL WRIT NO. 1892 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Roberta L. Texter, by Deed from Wachovia Bank, National Association, (f/k/a First Union National Bank), (Trustee for the Pennsylvania Housin Finance Agency), dated 06/16/2005, recorded 06/27/2005 in Instrument Number 200506635.

Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128 Tax

Parcel # 05W-03-127-00-000

## TERMS OF SALE

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

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

Plaintiff's Attorney  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 10:00 AM

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BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

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Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128 Tax

Parcel # 05W-03-127-00-000

## TERMS OF SALE

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

Plaintiff's Attorney  
Daniel Schmieg  
1617 JFK Blvd  
Philadelphia, PA 19103

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



WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, NA

vs.

ROBERTA L. TEXTER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1892

COLUMBIA COUNTY

2010-ED-24

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: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128

(See Legal Description attached)

Amount Due

\$61,298.05

Additional Fees and Costs

\$1,353.50

Interest from 01/14/2010 to Date of Sale

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

@ \$10.08 per diem

Dated 2-24-10  
(SEAL)

PHS # 219569

Tami B Kline / KPB/  
(Clerk) Office of the Prothonotary Support, Common Pleas Court  
of Columbia County, Penna.  
**Prothonotary & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

Phelan Hallinan & Schmieg, LLP  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

**WELLS FARGO BANK, NA**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No. 2009-CV-1892**  
:

vs.

**ROBERTA L. TEXTER**

**VERIFICATION OF NON-MILITARY SERVICE**

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant ROBERTA L. TEXTER is over 18 years of age and resides at 512 OAKLYN AVENUE, HARLEYSVILLE, PA 19438-2216.

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

\_\_\_\_\_  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

# SHERIFF'S RETURN

WELLS FARGO BANK, NA

Plaintiff

vs.

ROBERTA L. TEXTER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2009-CV-1892 CD

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 20\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within upon \_\_\_\_\_ at \_\_\_\_\_ by handing to \_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_ the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_, See return endorsed heron by Sheriff of \_\_\_\_\_ County, Pennsylvania, and made a part of this

return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff WELLS FARGO BANK, NA	Court Number 2009-CV-1892
-----------------------------------	------------------------------

Defendant ROBERTA L. TEXTER	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
--------------------------------	---

**SERVE** **AT** {

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

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

BLOOMSBURG, PA 17815-2128

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

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

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date 2/19/10
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

PLAINTIFF	Court Number
-----------	--------------

### RETURNED:

AFFIRMED and subscribed to before me this _____ day	SO ANSWERS Signature of Dep. Sheriff	Date
of _____ 20____	Signature of Sheriff	Date
Sheriff of _____		

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2009-CV-1892

Defendant  
ROBERTA L. TEXTER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

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

ROBERTA L. TEXTER

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

341 WEST STERNER AVENUE

BLOOMSBURG, PA 17815-2128

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, \_\_\_\_\_, 20\_\_\_\_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_\_\_\_\_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
2/19/10

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2009-CV-1892

Defendant  
ROBERTA L. TEXTER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
  
**AT**

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

ROBERTA L. TEXTER

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

341 WEST STERNER AVENUE

BLOOMSBURG, PA 17815-2128

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### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_\_ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
2/19/10

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, NA

Court Number  
2009-CV-1892

Defendant  
ROBERTA L. TEXTER

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

ROBERTA L. TEXTER

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

341 WEST STERNER AVENUE

BLOOMSBURG, PA 17815-2128

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ Defendant  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
(215)563-7000

Date  
2/19/10

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

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

**WELLS FARGO BANK, NA**  
Plaintiff

**v.**

**ROBERTA L. TEXTER**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2009-CV-1892**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, NA**, 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 **341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**ROBERTA L. TEXTER** **512 OAKLYN AVENUE**  
**HARLEYSVILLE, PA 19438-2216**
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**SAME AS ABOVE**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**
4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.  
Name Address (if address cannot be  
reasonably ascertained, please indicate)  
  
**None.**



7. Name and address of every other person or 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**

**341 WEST STERNER AVENUE  
BLOOMSBURG, PA 17815-2128**

United States Internal Revenue  
Special Procedures Branch  
Federated Investors Tower

13th Floor, Suite 1300  
1001 Liberty Avenue  
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

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

BLUESTONE INVESTMENT, INC

107 NORTH COMMERCE WAY  
BETHLEHEM, PA 18017

BLUESTONE INVESTMENTS INC, C/O  
RONALD AMATO, ESQ

107 NORTH COMMERCE WAY  
BETHLEHEM, PA 18017

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.

February 18, 2010

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☒ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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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
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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

WELLS FARGO BANK, NA	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO. 2009-CV-1892
	:	
ROBERTA L. TEXTER	:	COLUMBIA COUNTY
Defendant(s)	:	
	:	

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

**TO: ROBERTA L. TEXTER  
512 OAKLYN AVENUE  
HARLEYSVILLE, PA 19438-2216**

**\*\*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 **341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$61,298.05** obtained by **WELLS FARGO BANK, NA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northern line of Sterner Avenue in line of land now or formerly of Russell H. Edwards and Edith M. Edwards, his wife; thence along said Edwards land, in a northerly direction, a distance of 60 feet to a point in line of land now or formerly of Zella B. Flick; thence along said Flick land in an easterly direction, a distance of 50 feet to the western line or lot now or formerly of Dale M. Cole; thence along said Cole lot, in a southerly direction a distance of 60 feet to the northern line of Sterner Avenue; thence in a westerly direction along the northern line of Sterner Avenue a distance of 50 feet to a point in line of land now or formerly of the said Russell H. Edwards, et ux, the place of beginning. Being designated as R. 344 West Fifth Street.

HAVING THEREON ERECTED A dwelling house known as 341 West Sterner Avenue, Bloomsburg, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Roberta L. Texter, by Deed from Wachovia Bank, National Association, (f/k/a First Union National Bank), (Trustee for the Pennsylvania Housing Finance Agency), dated 06/16/2005, recorded 06/27/2005 in Instrument Number 200506635.

Premises being: 341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128

Tax Parcel # 05W-03-127-00-000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2009-CV-1892**

**WELLS FARGO BANK, NA**

**vs.**

**ROBERTA L. TEXTER**

**owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County,  
Pennsylvania, being**

**(Municipality)**

**341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128**

**Parcel No. 05W-03-127-00-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$61,298.05**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

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By virtue of a Writ of Execution NO. 2009-CV-1892

WELLS FARGO BANK, NA

vs.

ROBERTA L. TEXTER

owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County,  
Pennsylvania, being

(Municipality)

**341 WEST STERNER AVENUE, BLOOMSBURG, PA 17815-2128**

**Parcel No. 05W-03-127-00-000**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$61,298.05

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

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

WELLS FARGO BANK, NA

vs.

ROBERTA L. TEXTER

COURT OF COMMON PLEAS

CIVIL DIVISION

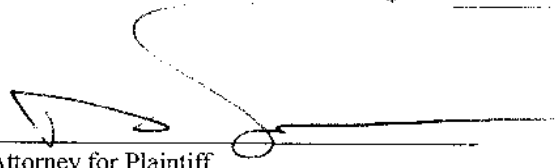
NO. 2009-CV-1892

COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$61,298.05
Additional Fees and Costs	\$1,353.50
Interest from 01/14/2010 to Date of Sale	\$_____ and costs.
@ \$10.08 Per diem	

  
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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- ☐ Vivek Srivastava, Esq., Id. No. 202331
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Note: Please attach description of Property.

PHS # 219569

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

Attorneys for Plaintiff

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**ROBERTA L. TEXTER**  
Defendant(s)

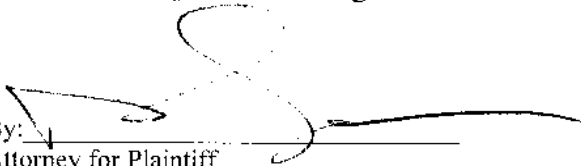
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:  
: **CIVIL DIVISION**  
:  
: **NO. 2009-CV-1892**  
:  
: **COLUMBIA COUNTY**  
:  
:

**CERTIFICATION**

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

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

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

By:   
Attorney for Plaintiff

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

Attorneys for Plaintiff

**WELLS FARGO BANK, NA**  
Plaintiff

v.

**ROBERTA L. TEXTER**  
Defendant(s)

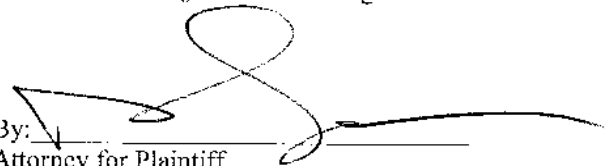
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PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-1800360

CHECK NO  
934235

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Frank S. Hallinan*

DATE	AMOUNT
02/19/2010	*****1,350.00

62182016

Void after 180 days

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