

# SHERIFF'S SALE COST SHEET

NO. 6114 ED NO. 24610 VS. Bennett DATE/TIME OF SALE Signed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</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	<del>\$35.00</del>	
TRANSFER TAX FORM	<del>\$25.00</del>	
DISTRIBUTION FORM	<del>\$25.00</del>	
COPIES	\$ <u>1.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>316.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>772.00</u>	
SOLICITOR'S SERVICES	<del>\$75.00</del>	
TOTAL *****		\$ <u>772.00</u>

PROTHIONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ _____	
TOTAL *****		\$ <u>0.00</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. <u>145.</u>	\$ <u>95.18</u>	
TOTAL *****		\$ <u>95.18</u>

TOTAL COSTS (OPENING BID) \$ 1749.68

134C \$ 599.38

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180/350

CHECK NO  
1108292

2010-08-1246

Pay FIVE HUNDRED NINETY NINE AND 38/100 DOLLARS

DATE	AMOUNT
08/26/2011	*****599.38

SVR 08/26/2011

Void after 180 days

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

*Thomas S. Hallinan*

⑈1108292⑈ ⑆036001808⑆36 150866 6⑈

ENTITY VENDOR  
FAP Sheriff of Columbia unty [SCOLU]

CHECK DATE CHECK NO.  
08/26/2011 1108292

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1108292	001013598	08/26/2011		243692	599.38	0.00	599.38
DWR (243692) 3202296579 BENNETT, MARGARET							
							599.38

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

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**

# Fax

*Cori's Boy*

**To:** Elizabeth Hallinan

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** April 8, 2011

*Aug. 11, 2011*

**Re:** Bennett

**CC:**

☐ Urgent    ☐ For Review    ☐ Please Comment    ☐ Please Reply    ☐ Please Recycle

• **Comments:**

*2nd Fax*

## Timothy Chamberlain

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**From:** Doris Bou [Doris.Bou@fedphe.com]  
**Sent:** Wednesday, August 10, 2011 10:26 AM  
**To:** Timothy Chamberlain  
**Subject:** RE: Funds Due

Good morning, Mr. Chamberlain:

Please be advise that I have reviewed the below cases and have notated my findings.

PHS# 256555 – McHenry: Amount due \$613.82, Client has recently paid invoice and Check#1103564 dated 8/4/11 for the balance due was sent to your office.

PHS# 243692 – Bennett: Amount due \$599.38, Please provide us with the cost sheet as we do not have one on file and it is required prior to payment.

PHS# 210575 – Cooke: Amount due \$2804.70. We are resubmitting invoice as Client has denied payment for this invoice, I will follow up within 3 weeks of submitting invoice. Thank you and apologize for the inconvenience this may have caused you.

Thank you

Doris Bou  
Phelan, Hallinan, Schmieg, LLP  
Accounting Department  
One Penn Center, Suite 1400  
Philadelphia, PA 19103  
Phone 215-320-0007 ext 1520  
Fax 215-563-4576

---

**From:** Elizabeth Hallinan  
**Sent:** Thursday, August 04, 2011 12:28 PM  
**To:** Doris Bou  
**Cc:** 'tchamberlain@columbiapa.org'  
**Subject:** Funds Due

Good Afternoon, Doris:

Additional funds are due to Columbia county on the following files. Please review and process. If you need any additional information, please contact Sheriff Chamberlain who has been copied on this email.

PHS# 256555 – McHenry: Amount due \$613.82

PHS# 243692 – Bennett: Amount due \$599.38

PHS# 210575 – Cooke: Amount due \$2804.70.

Thank you,  
Elizabeth

---

Elizabeth Hallinan  
Foreclosure Department / Bidding Supervisor  
Legal Assistant for  
Phelan Hallinan & Schmieg, LLP  
One Penn Center, 1617 JFK Boulevard, Suite 1400 | Philadelphia, PA 19103  
Phone (215) 320-0007 ext 1420 | Fax (215) 563-8656  
[elizabeth.hallinan@fedphe.com](mailto:elizabeth.hallinan@fedphe.com)

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Dignity and Respect. This is the foundation of our practice.  
It is how we treat everyone: our co-workers, courts, colleagues,  
adversaries, clients and, most importantly, our clients' customers.  
Every contact and part of our firm's process is based upon this  
fundamental understanding.

**\*\* This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.**

Confidentiality Notice: This message, together with any attachments, is being sent by or on behalf of a lawyer. This communication may contain information that is proprietary, privileged and confidential or otherwise legally exempt from disclosure. It is intended exclusively for the individual or entity to which it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail, and delete the message and any attachments.

**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

April 7, 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.**  
**MARGARET A. BENNETT**  
**38 PERRY AVENUE BLOOMSBURG, PA 17815-8430**  
**No.: 2010-CV-1246**

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for May 25, 2011 due to the following: Account Reinstated.

\$4,788.80 was received in consideration of the stay.

You are hereby directed to immediately discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,  
**ELIZABETH HALLINAN** for  
**Phelan Hallinan & Schmieg, LLP**

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

**SUE FRUIT**  
**Legal Assistant, 1276**

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

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

No.: 2010-CV-1246

No.: 2011-ED-15

**Re: WELLS FARGO BANK, N.A. VS. MARGARET A. BENNETT**  
**No.: 2010-CV-1246, No.: 2011-ED-15**

**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 05/25/2011 Sheriff Sale.\*\***

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

Very truly yours,

**Phelan Hallinan & Schmieg, LLP**

By:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County



IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,

v.

MARGARET A. BENNETT  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2010-CV-1246  
: No.: 2011-ED-15

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  
☐ 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  
☐ William E. Miller, Esq., Id. No. 308951  
Attorney for Plaintiff

Date: 4/7/11

**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.

**MARGARET A. BENNETT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:  
: **COLUMBIA COUNTY**  
  
**PHS # 243692**

**AMENDED**  
**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**MARGARET A. BENNETT** **38 PERRY AVENUE**  
**BLOOMSBURG, PA 17815-8430**
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)  
  
**Township of Montour** **195 Rupert Drive**  
**Bloomsburg, PA 18715**  
  
**Township of Montour** **29 E. Independence Street, P.O. Box 518**  
**c/o Richard J. Roberts, Esquire** **Shamokin, PA 17872-0518**
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**

**38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430**

**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**

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.

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951

Name and Address  
Of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 38 PERRY AVENUE BLOOMSBURG, PA 17815-8430		
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		Township of Montour 195 Rupert Drive Bloomsburg, PA 18715		
9		Township of Montour c/o Richard J. Roberts, Esquire 29 E. Independence Street P.O. Box 518 Shamokin, PA 17872-0518		
15		RE: Margaret A. Bennett 243692 Columbia 4/13/11 Sale (p/p to 5/25/11) AMENDED 3129		
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.



UNITED STATES POSTAGE  
02 1M  
0004277256  
MAILED FROM ZIP CODE 19103  
\$ 03.780  
APR 06 2011  
PHINEY ROWES

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

**SUE FRUIT**  
**Legal Assistant, 1276**

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

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

No.: 2010-CV-1246  
No.: 2011-ED-15

**Re: WELLS FARGO BANK, N.A. VS. MARGARET A. BENNETT**  
**No.: 2010-CV-1246, No.: 2011-ED-15**

**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 05/25/2011 Sheriff Sale.\*\***

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

Very truly yours,

**Phelan Hallinan & Schmieg, LLP**

By:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,

v.

MARGARET A. BENNETT  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2010-CV-1246  
: No.: 2011-ED-15

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  
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☐ Jenine R. Davey, Esq., Id. No. 87077  
☐ Lauren R. Tabas, Esq., Id. No. 93337  
☐ Vivek Srivastava, Esq., Id. No. 202331  
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☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620  
☐ Joshua I. Goldman, Esq., Id. No. 205047  
☐ Courtenay R. Dunn, Esq., Id. No. 206779  
☐ Andrew C. Bramblett, Esq., Id. No. 208375  
☒ Allison F. Wells, Esq., Id. No. 309519  
☐ William E. Miller, Esq., Id. No. 308951  
Attorney for Plaintiff

Date: 4/7/11

**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.

**MARGARET A. BENNETT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:  
: **COLUMBIA COUNTY**

**PHS # 243692**

**AMENDED**  
**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**MARGARET A. BENNETT** **38 PERRY AVENUE**  
**BLOOMSBURG, PA 17815-8430**
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)  
  
**Township of Montour** **195 Rupert Drive**  
**Bloomsburg, PA 18715**  
  
**Township of Montour** **29 E. Independence Street, P.O. Box 518**  
**c/o Richard J. Roberts, Esquire** **Shamokin, PA 17872-0518**
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**

**38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430**

**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**

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.

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

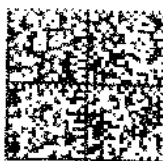
- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519
- ☐ William E. Miller, Esq., Id. No. 308951



Name and Address  
Of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		TENANT/OCCUPANT 38 PERRY AVENUE BLOOMSBURG, PA 17815-8430		
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		
9		Township of Montour 195 Rupert Drive Bloomsburg, PA 18715		
		Township of Montour c/o Richard J. Roberts, Esquire 29 E. Independence Street P.O. Box 518 Shamokin, PA 17872-0518		
15		RE: Margaret A. Bennett 243692 Columbia 4/13/11 Sale (p/p to 5/25/11)	AMENDED 3129	SXF/SHR
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.



UNITED STATES POSTAGE  
\$ 03.78<sup>00</sup>  
1004017950  
MAILED FROM ZIP CODE 17103

WEDNESDAY APRIL 13, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2011 ED AND CIVIL WRIT NO. 1246 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those three certain pieces and parcels of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 BEGINNING at an iron pipe corner on the northern side of a 30 foot street; thence North 41 degrees 45 minutes West 35 feet to an iron pipe corner; thence along lands now or formerly of Ivan W. Watts South 39 degrees 40 minutes West 101 feet to an iron pipe corner; thence South 41 degrees 45 minutes East 287 feet to the middle of Fishing Creek; thence along the course of the said Creek in a northeasterly direction to corner of line of land now or formerly of Ivan W. Watts; thence along the same North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner; thence across the 30 foot street to the iron pipe corner, the place of beginning.

TRACT NO. 2 - BEGINNING at an iron pin corner located 7.5 feet southwestwardly from the Southern line of the Old State Highway leading from Bloomsburg to Danville, in line of land now or formerly of Deeds & 228

} SS

according to law deposes and says that Press Enterprise is with its principal office and place of business at 3185 E. County of Columbia and State of Pennsylvania, and was first published in the year 1902, and has been published daily, continuously in said day and on the attached notice March 23, 30 and April 6, 1964, that the affiant is one of the officers or publisher or designated agent of said newspaper in which legal advertisement was published; that Press Enterprise is interested in the subject matter of said notice and that the foregoing statement as to time, place, and

UNDER AND SUBJECT to all legal right-of-ways for roads and highways.  
TAXPAYER SUBJECT TO easements, restrictions, covenants, and conditions of record, including markers shown on recorded plats.  
Together with all and singular, the rights, members, belongings and appurtenances to the said premises, being the SAME PREMISES which Michael E. Fry and Sandra M. Fry, husband and wife, by their Deed dated August 4, 2004 and recorded on August 11, 2004, in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, as Instrument No. 200409278, granted and conveyed unto Lynn F. Fenstermacher, single, and Carrie A. Whipple, single, FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS COLUMBIA COUNTY TAX PARCEL NUMBER 29-03-014-01 IN THE OFFICE OF THE TAX ASSESSOR.  
PROPERTY ADDRESS: 636 State Route 442, Millville, Columbia County, PA 17846  
TAX PARCEL NUMBER: 29-03-014-01  
Improved upon thereon by Residential Dwelling known as: 636 State Route 442, Millville, Columbia County, PA 17846  
TITLE TO SAID PREMISES IS VESTED IN Lynn F. Fenster-

I received this 6<sup>th</sup> day of 12 2011

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

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.

82 Buckhorn Road, Bloomsburg, PA 17815  
570-784-2626  
FAX - 570-784-1425

## Montour Township Sewer Fund

# Fax

**To:** Tim Chamberlain

**From:** Garey Bittenbender

**Fax:**

**Pages:** 1

**Phone:**

**Date:** April 6, 2011

**Re:** Margaret Bennett

**CC:**

38 Perry Avenue

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:** At the time of the Sale scheduled for April 13, 2011, MTSF will have an outstanding amount of \$835.00 due.

Please give me a call if you have any questions.

Garey

**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**

Foreclosure Manager

Representing Lenders in  
Pennsylvania and New Jersey

April 4, 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.**  
**MARGARET A. BENNETT**  
**38 PERRY AVENUE BLOOMSBURG, PA 17815-8430**  
**No.: 2010-CV-1246**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 13, 2011 due to the following: Forbearance Plan.

The Property is to be relisted for the May 25, 2011 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
**ELIZABETH HALLINAN for**  
**Phelan Hallinan & Schmieg, LLP**

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) 704-6300

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

WELLS FARGO BANK NA

VS.

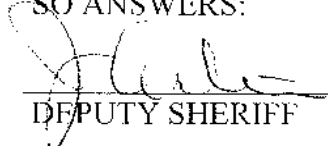
MARGARET BENNETT


WRIT OF EXECUTION #15 OF 2011 ED

POSTING OF PROPERTY

MARCH 11, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF MARGARET BENNETT AT 38 PERRY AVE BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF JAMES ARTER.

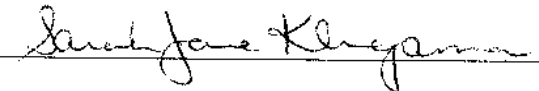
SO ANSWERS:

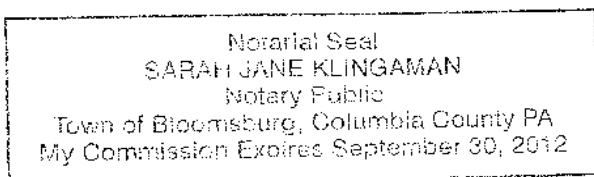
  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14<sup>TH</sup> DAY OF MARCH 2011

  
\_\_\_\_\_  
SARAH JANE KLINGAMAN  
Notary Public



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 789-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

WELLS FARGO BANK, N.A.

Docket # 15ED2011

VS

MORTGAGE FORECLOSURE

MARGARET A. BENNETT

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 16, 2011, AT 10:00 AM, SERVED THE WITHIN  
MORTGAGE FORECLOSURE UPON MARGARET BENNETT AT 38 PERRY AVE,  
BLOOMSBURG BY HANDING TO MARGARET BENNETT, , A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

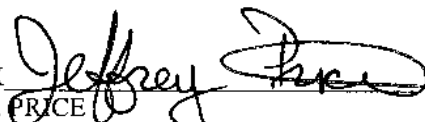
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, FEBRUARY 16, 2011

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. PRICE  
DEPUTY SHERIFF

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. PRICE  
DATE RECEIVED 2/1/2011

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 15ED2011

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT MARGARET A. BENNETT  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARGARET BENNETT	MORTGAGE FORECLOSURE
38 PERRY AVE	
BLOOMSBURG	

SERVED UPON Margaret Bennett

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

DATE 02/16/11 TIME 1000 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
<u>2/7/11</u>	<u>1535</u>	<u>6</u>	<u>LC</u>
<u>2/14/11</u>	<u>1525</u>	<u>6</u>	<u>L.C. Back door</u>

DEPUTY

Jeffrey DATE 02/16/2011

**Tax Notice** 2011 County & Municipality

MONTOUR TWP  
MAKE CHECKS PAYABLE TO:

BERT LEIBY  
121 LEGION ROAD  
BLOOMSBURG PA 17815

**HOURS:** ALL HOURS AT MONTOUR TWP  
BLDG. MAR - OCT: TUES 5-6:30PM  
APRIL 14, 21, 28 : 5PM - 6:30PM

**PHONE:** 570-356-7765

FOR: COLUMBIA County

DATE  
03/01/2011

BILL NO.  
24853

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	25,583	6.146	154.09	157.23	172.95
SINKING		1.345	33.72	34.41	37.85
TWP RE		8.5	213.11	217.46	239.21
FIRE		.00042	10.53	10.74	11.81

The discount & penalty  
have been calculated  
for your convenience

PAY THIS AMOUNT

411.45  
April 30  
If paid on or before

419.84  
June 30  
If paid on or before

461.82  
June 30  
If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

BENNETT MARGARET A  
38 PERRY AVENUE  
BLOOMSBURG PA 17815

CNTY TWP

Discount 2 % 2 %  
Penalty 10 % 10 %

PARCEL: 25-05A-066-00,000  
38 PERRY AVE

.5764 Acres

Land

Buildings

5,022

20,561

25,583

**If you desire a receipt, send a self-addressed stamped envelope with your payment**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

This tax returned  
to courthouse on:  
January 1, 2012



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

REAL ESTATE TAX CERTIFICATION

Date: 02/08/2011

Fee: \$5.00

Cert. NO: 9323

BENNETT MARGARET A  
38 PERRY AVENUE  
BLOOMSBURG PA 17815

District: MONTOUR TWP  
Deed: 0502 -0200  
Location: 38 PERRY AVE  
Parcel Id:25 -05A-066-00,000

Assessment: 25,583  
Balances as of 02/08/2011

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

By: Timothy T. Chamberlain, Sheriff Per: dm

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/1/2011

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 15ED2011

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT MARGARET A. BENNETT  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Debbie Zeluskey

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

DATE 02/07/11 TIME 1530 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

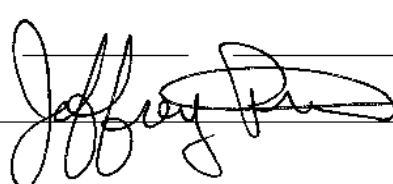
REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY



DATE 02/07/2011

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. PRICE  
DATE RECEIVED 2/1/2011

SERVICE# 8 - OF - 15 SERVICES  
DOCKET # 15ED2011

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT MARGARET A. BENNETT  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
BERT LEIBY-TAX COLLECTOR
121 LEGION ROAD
BLOOMSBURG

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Michael Leiby

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

DATE 02/07/11 TIME 1525 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

Jeffrey Price

DATE

02/07/2011

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/1/2011

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 15ED2011

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT MARGARET A. BENNETT  
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 DEBBIE MILLER

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

DATE 02-02-11 TIME 1345 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) \_\_\_\_\_

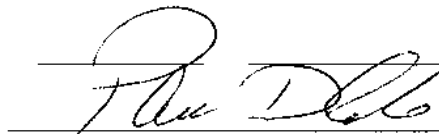
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 02-02-11

82 Buckhorn Road, Bloomsburg, PA 17815  
570-784-2696  
FAX – 570-784-1425



# Fax

<b>To:</b> Tim Chamberlain	<b>From:</b> Garey Bittenbender
<b>Fax:</b>	<b>Pages:</b> 1
<b>Phone:</b>	<b>Date:</b> February 2, 2011
<b>Re:</b> Margret A. Bennett	<b>CC:</b>
JD # 1246JD2010	

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:**

**At the time of the sale the amount due to Montour Township Sewer Fund is: \$850.00.**

**Please advise if you should have any questions.**

**Garey Bittenbender**

# SHERIFF'S SALE

WEDNESDAY APRIL 13, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2011 ED AND CIVIL WRIT NO. 1246 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those three certain pieces and parcels of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 - BEGINNING at an iron pipe corner on the northern side of a 30 foot street; thence North 41 degrees 45 minutes West 35 feet to an iron pipe corner; thence along lands now or formerly of Ivan W. Watts South 39 degrees 40 minutes West 101 feet to an iron pipe corner; thence South 41 degrees 45 minutes East 287 feet to the middle of Fishing Creek; thence along the course of the said Creek in a northeasterly direction to corner of line of land now or formerly of Ivan W. Watts; thence along the same North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner; thence across the 30 foot street to the iron pipe corner, the place of beginning.

TRACT NO. 2 - BEGINNING at an iron pin corner located 7.5 feet southwestwardly from the Southern line of the Old State Highway leading from Bloomsburg to Danville, in line of land now or formerly of Pete Miller; thence North 31 degrees 45 minutes East a distance of 85 feet to an iron pin corner located 7.5 feet from the southerly line of the aforesaid State Highway and in line of land now or formerly of Ivan W. Watts South 56 degrees East a distance of 355 feet to an iron pin corner; thence South 39 degrees 40 minutes West a distance of 70 feet to an iron pin corner in line of land now or formerly of John Pealer; thence along the line of land now or formerly of said Pealer North 42 degrees West a distance of 70 feet to an iron pin corner; thence along the same South 37 degrees 35 minutes West a distance of 47 feet and 9 inches to an iron pin corner in line of land now or formerly of Peter Miller; thence along the line of land now or formerly of said Miller North 52 degrees 10 minutes West a distance of 275 feet, the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pipe corner on the southern side of a 30 foot street and in line of land now or formerly of Earl Dalious; thence South 41 degrees 15 minutes east 233 feet, more or less, to the middle of Fishing Creek; thence along the middle line of Fishing Creek in a southwesterly direction a distance of 33 feet; thence along the eastern line of land now or formerly of Allen W. Hower and wife North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner on the southern side of the aforesaid 30 foot street; thence along the southern line of the said street 33 feet to an iron pipe corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Bennett, individually, by Deed from Michael J. Klementovich and Victoria A. Klementovich, h/w and Elaine M. Spahr, fka, Elaine M. Devere and Kenneth C. Spahr, w/h, dated 09/28/1993, recorded 10/19/1993 in Book 550, Page 47.

Premises being: 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430

Tax Parcel # 25-05A-066-00-000

## 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 with eight (8) days after the sale in cash, certified check or cashier's check.

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

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

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

Plaintiff's Attorney  
Allison Wells  
1617 JFK Blvd  
Philadelphia, PA 19103

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

Document Receipt

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Trans # 13552 Carrier / service: POST 2PM 2/2/2011

Ship to: 13552

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000007357

Doc Ref #: 15ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 13553 Carrier / service: POST 2PM 2/2/2011

Ship to: 13553

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000007364

Doc Ref #: 15ED2011

PITTSBURGH PA 15222



Document Receipt

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Trans # 13554 Carrier / service: POST 2PM 2/2/2011

Ship to: 13554

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000007371

Doc Ref #: 15ED2011

HARRISBURG PA 17108

Document Receipt

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Trans # 13555 Carrier / service: POST 2PM 2/2/2011

Ship to: 13555

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000007388

Doc Ref #: 15ED2011

HARRISBURG PA 17128

Document Receipt

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Trans # 13556 Carrier / service: POST 2PM 2/2/2011

Ship to: 13556

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000007395

Doc Ref #: 15ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 13557 Carrier / service: POST 2PM 2/2/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000007401

DEPARTMENT 281230

Doc Ref #: 15ED2011

HARRISBURG PA 17128

Document Receipt

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Trans # 13558 Carrier / service: POST 2PM 2/2/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000007418

Doc Ref #: 15ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 13559 Carrier / service: POST 2PM 2/2/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000007425

Doc Ref #: 15ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 13560 Carrier / service: POST 2PM 2/2/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007432

Doc Ref #: 15ED2011

PHILADELPHIA PA 19106

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: FAX  
DATE RECEIVED 2/1/2011

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 15ED2011

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT MARGARET A. BENNETT  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MONTOUR SEWER	MORTGAGE FORECLOSURE
82 BUCKHORN ROAD	
BLOOMSBURG	

SERVED UPON Fargo

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

DATE 2-2-11 TIME 0917 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

KC

DATE \_\_\_\_\_



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

Wednesday, February 02, 2011

**MONTOUR SEWER  
82 BUCKHORN ROAD  
BLOOMSBURG, PA 17815-**

**WELLS FARGO BANK, N.A.  
VS  
MARGARET A. BENNETT**

**DOCKET # 15ED2011**

**JD # 1246JD2010**

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  
Sheriff of Columbia County

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1246

MARGARET A. BENNETT

: 15ED2011

Defendant(s) : COLUMBIA COUNTY  
:

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

TO: MARGARET A. BENNETT  
38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430

**\*\*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 **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430** is scheduled to be sold at the Sheriff's Sale on April 13, 2011 at 9:00 AM in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$49,580.74** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000**.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this  
call 215-563-7000.

If the money from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if  
nothing had happened.

If you do not want to remain in the property until the full amount due is paid to the Sheriff and the Sheriff  
evicts you. At that time, the buyer may bring legal proceedings to evict you.

You will be entitled to a share of the money which was paid for your house. A proposed schedule of  
distribution of the bid for your house will be prepared by the Sheriff not later than thirty (30) days after  
the sale. The schedule will be kept on file with the sheriff and will be made available for inspection in his  
office. You will state who will be receiving that money. The money will be paid out in accordance  
with the schedule. Any exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff  
at the time of the filing of the proposed schedule.

Protect your rights and defenses, or ways of getting your home back, if you act immediately

**TURN THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A  
LAWYER AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW  
AND YOU CAN GET LEGAL HELP.**

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

---

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1246**

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

**vs.**

**MARGARET A. BENNETT**

**owner(s) of property situate in MONTOUR Township, Columbia County,  
Pennsylvania, being**

**(Municipality)**

**38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**

**Parcel No. 25-05A-066-00-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$49,580.74**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

---

## LEGAL DESCRIPTION

ALL those three certain pieces and parcels of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 - BEGINNING at an iron pipe corner on the northern side of a 30 foot street; thence North 41 degrees 45 minutes West 35 feet to an iron pipe corner; thence along lands now or formerly of Ivan W. Watts South 39 degrees 40 minutes West 101 feet to an iron pipe corner; thence South 41 degrees 45 minutes East 287 feet to the middle of Fishing Creek; thence along the course of the said Creek in a northeasterly direction to corner of line of land now or formerly of Ivan W. Watts; thence along the same North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner; thence across the 30 foot street to the iron pipe corner, the place of beginning.

TRACT NO. 2 - BEGINNING at an iron pin corner located 7.5 feet southwestwardly from the Southern line of the Old State Highway leading from Bloomsburg to Danville, in line of land now or formerly of Pete Miller; thence North 31 degrees 45 minutes East a distance of 85 feet to an iron pin corner located 7.5 feet from the southerly line of the aforesaid State Highway and in line of land now or formerly of Ivan W. Watts South 56 degrees East a distance of 355 feet to an iron pin corner; thence South 39 degrees 40 minutes West a distance of 70 feet to an iron pin corner in line of land now or formerly of John Pealer; thence along the line of land now or formerly of said Pealer North 42 degrees West a distance of 70 feet to an iron pin corner; thence along the same South 37 degrees 35 minutes West a distance of 47 feet and 9 inches to an iron pin corner in line of land now or formerly of Peter Miller; thence along the line of land now or formerly of said Miller North 52 degrees 10 minutes West a distance of 275 feet, the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pipe corner on the southern side of a 30 foot street and in line of land now or formerly of Earl Dalious; thence South 41 degrees 15 minutes east 233 feet, more or less, to the middle of Fishing Creek; thence along the middle line of Fishing Creek in a southwesterly direction a distance of 33 feet; thence along the eastern line of land now or formerly of Allen W. Hower and wife North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner on the southern side of the aforesaid 30 foot street; thence along the southern line of the said street 33 feet to an iron pipe corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Bennett, individually, by Deed from Michael J. Klementovich and Victoria A. Klementovich, h/w and Elaine M. Spahr, fka, Elaine M. Devere and Kenneth C. Spahr, w/h, dated 09/28/1993, recorded 10/19/1993 in Book 550, Page 47.

Premises being: 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430  
Tax Parcel # 25-05A-066-00-000

# REAL ESTATE OUTLINE

ED # 15-11

DATE RECEIVED 2-17-11  
DOCKET AND INDEX 2-17-11

## 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>1050012</u>

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

SALE DATE	<u>Apr 15, 11</u>	TIME	<u>8:00</u>
POSTING DATE	<u>Mar 10, 11</u>		
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK	<u>Mar 23</u>	
	2 <sup>ND</sup> WEEK	<u>Mar 30</u>	
	3 <sup>RD</sup> WEEK	<u>Apr 6, 11</u>	

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

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

WELLS FARGO BANK, N.A.

vs.

MARGARET A. BENNETT

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1246

*2011-ED-15*  
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

PREMISES: 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430  
(See Legal Description attached)

Amount Due

\$49,580.74

Additional Fees and Costs

\$2,142.00

Interest from 01/04/2011 to Date of Sale

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

@ \$8.15 per diem

Tami B Kline / KPB/  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 2-1-11  
(SEAL)

PLIS # 243692

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

v.

**MARGARET A. BENNETT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:  
: **COLUMBIA COUNTY**

**PHS # 243692**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
**MARGARET A. BENNETT** **38 PERRY AVENUE**  
**BLOOMSBURG, PA 17815-8430**
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 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**

**38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430**

**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**

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.

January 28, 2011

By: 

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519

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Premises being: 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430  
Tax Parcel # 25-05A-066-00-000

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

Attorneys for Plaintiff

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

v.

**MARGARET A. BENNETT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:  
: **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:

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

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

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
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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, N.A.**  
Plaintiff

v.

**MARGARET A. BENNETT**  
Defendant(s)

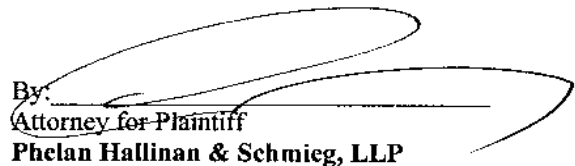
: **COURT OF COMMON PLEAS**  
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:  
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Attorney for Plaintiff

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

Attorney for Plaintiff

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

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:

**vs.**

**MARGARET A. BENNETT**

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant MARGARET A. BENNETT is over 18 years of age and resides at 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430.

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

MARGARET A. BENNETT

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2010-CV-1246  
:

**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant MARGARET A. BENNETT is over 18 years of age and resides at 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430.

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

Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519

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

v.

**MARGARET A. BENNETT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-1246**  
:  
: **COLUMBIA COUNTY**  
  
**PHS # 243692**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably  
ascertained, please so indicate)  
  
**MARGARET A. BENNETT** **38 PERRY AVENUE**  
**BLOOMSBURG, PA 17815-8430**
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 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**

**38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430**

**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**

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.

January 28, 2011

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. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375
- ☒ Allison F. Wells, Esq., Id. No. 309519



WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1246

MARGARET A. BENNETT

:  
Defendant(s) : COLUMBIA COUNTY  
:

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

TO: MARGARET A. BENNETT  
38 PERRY AVENUE  
BLOOMSBURG, PA 17815-8430

**\*\*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 **38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430** 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 **\$49,580.74** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

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

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

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

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2010-CV-1246**

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

**vs.**

**MARGARET A. BENNETT**

**owner(s) of property situate in MONTOUR Township, Columbia County,  
Pennsylvania, being**

**(Municipality)**

**38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430**

**Parcel No. 25-05A-066-00-000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$49,580.74**

**Attorneys for Plaintiff**

**Phelan Hallinan & Schmieg, LLP**

## **LEGAL DESCRIPTION**

ALL those three certain pieces and parcels of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1 - BEGINNING at an iron pipe corner on the northern side of a 30 foot street; thence North 41 degrees 45 minutes West 35 feet to an iron pipe corner; thence along lands now or formerly of Ivan W. Watts South 39 degrees 40 minutes West 101 feet to an iron pipe corner; thence South 41 degrees 45 minutes East 287 feet to the middle of Fishing Creek; thence along the course of the said Creek in a northeasterly direction to corner of line of land now or formerly of Ivan W. Watts; thence along the same North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner; thence across the 30 foot street to the iron pipe corner, the place of beginning.

TRACT NO. 2 - BEGINNING at an iron pin corner located 7.5 feet southwestwardly from the Southern line of the Old State Highway leading from Bloomsburg to Danville, in line of land now or formerly of Pete Miller; thence North 31 degrees 45 minutes East a distance of 85 feet to an iron pin corner located 7.5 feet from the southerly line of the aforesaid State Highway and in line of land now or formerly of Ivan W. Watts South 56 degrees East a distance of 355 feet to an iron pin corner; thence South 39 degrees 40 minutes West a distance of 70 feet to an iron pin corner in line of land now or formerly of John Pealer; thence along the line of land now or formerly of said Pealer North 42 degrees West a distance of 70 feet to an iron pin corner; thence along the same South 37 degrees 35 minutes West a distance of 47 feet and 9 inches to an iron pin corner in line of land now or formerly of Peter Miller; thence along the line of land now or formerly of said Miller North 52 degrees 10 minutes West a distance of 275 feet, the place of beginning.

TRACT NO. 3 - BEGINNING at an iron pipe corner on the southern side of a 30 foot street and in line of land now or formerly of Earl Dalious; thence South 41 degrees 15 minutes east 233 feet, more or less, to the middle of Fishing Creek; thence along the middle line of Fishing Creek in a southwesterly direction a distance of 33 feet; thence along the eastern line of land now or formerly of Allen W. Hower and wife North 41 degrees 45 minutes West 233 feet, more or less, to an iron pipe corner on the southern side of the aforesaid 30 foot street; thence along the southern line of the said street 33 feet to an iron pipe corner, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Bennett, individually, by Deed from Michael J. Klementovich and Victoria A. Klementovich, h/w and Elaine M. Spahr, fka, Elaine M. Devere and Kenneth C. Spahr, w/h, dated 09/28/1993, recorded 10/19/1993 in Book 550, Page 47.

Premises being: 38 PERRY AVENUE, BLOOMSBURG, PA 17815-8430  
Tax Parcel # 25-05A-066-00-000

# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

MARGARET A. BENNETT

Plaintiff

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2010-CV-1246

ISSUED

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

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

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

## AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

Notary Public

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2010-CV-1246

Defendant  
MARGARET A. BENNETT

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**

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)

38 PERRY AVENUE

BLOOMSBURG, PA 17815-8430

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

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

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

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

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

Signature of ~~Attorney~~ or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_ 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  
1/28/11

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

PLAINTIFF \_\_\_\_\_ Court Number \_\_\_\_\_

### RETURNED:

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

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of \_\_\_\_\_

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

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

No.: 2010-CV-1246

Defendant  
**MARGARET A. BENNETT**

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

**SERVE**



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

**MARGARET A. BENNETT**

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

**38 PERRY AVENUE**

**BLOOMSBURG, PA 17815-8430**

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  
1/28/11

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

PLAINTIFF

Court Number

### RETURNED:

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

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD BANK N.A.  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
1050028

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	
01/24/2011		*****1,350.00	

Void after 180 days

⑈ 1050018 ⑈ ⑆036001808⑆36 150866 6⑈