

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Fin. RA vs Tyler & Donna Harding

NO. 150-11 ED NO. 1069-11 JD

DATE/TIME OF SALE: Feb. 8 0900

BID PRICE (INCLUDES COST) \$ 20,000.00

POUNDAGE - 2% OF BID \$ 400.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9535.76

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Halinan + Schrieber

[Signature]

TOTAL DUE: \$ 9535.76

LESS DEPOSIT: \$ 1350. -

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 8185.76

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff

WELLS FARGO FINANCIAL PENN INC

vs.

Defendant

TYLER HARDING
DONNA HARDING
TYLER HARDING

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, February 8, 2012

Writ of Execution No. : 2011CV1069

Advance Sheriff Costs: 1,350.00

Location of the real estate: 62 2ND AVENUE, BERWICK, PA 18603

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	165.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	170.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,507.38
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	48.00
Copies	8.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 2,344.88

Municipal Costs

Delinquent Taxes	5,020.45
Sewer	1,713.43

Total Municipal Costs 6,733.88

Distribution Costs

Recording Fees	57.00
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Total Distribution Costs 57.00

Grand Total: 9,135.76

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

(c) Countywide Sheriff, Inc.



Representing Lenders in
Pennsylvania and New Jersey

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
KINYON.LANIER@fedphe.com

KINYON LANIER
Legal Assistant,

April 11, 2012

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: TYLER W. HARDING
DONNA J. HARDING
62 2ND AVENUE
BERWICK, PA 18603-5724
No. 2011-CV-1069

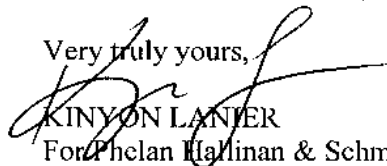
Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan & Schmiegel, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,


KINYON LANIER
For Phelan Hallinan & Schmiegel, LLP

cc: WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

PHS # 265575

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

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 Phelan Hallinan & Schmieg, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantee(s)/Lessee(s) WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
Street Address PO Box 380, W. Main Street	Street Address 3476 STATEVIEW BOULEVARD
City State Zip Code Bloomsburg PA 17815	City State Zip Code FORT MILL SC 29715

D. REAL ESTATE LOCATION

Street Address 62 2ND AVENUE BERWICK, PA 18603-5724	City, Township, Borough TOWNSHIP OF BRIARCREEK
County COLUMBIA	School District BERWICK
	Tax Parcel Number 07-01A-051-01

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

1. Actual Cash Consideration \$20,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$20,000.00
4. County Assessed Value \$39,129.00	5. Common Level Ratio Factor x 3.79	6. Fair Market Value = \$148,298.91

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer 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 copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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 KINYON LANIER	Date 4/13/12
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FAILURE TO COMPLETE THIS FORM IMPROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Phelan Hallinan, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001177849

PAY EIGHT THOUSAND ONE HUNDRED EIGHTY-FIVE AND 76 / 100 Dollars

DATE
04/11/2012

AMOUNT
***\$8,185.76

TO THE
ORDER
OF Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KXL [265575] 62 2ND AVENUE (2011-CV-1069)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001177849⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>432.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1504.58</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1732.56</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>57.00</u>	
TOTAL *****		\$ <u>67.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5020.45</u>	
TOTAL *****		\$ <u>5020.45</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1713.43</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>1713.43</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 9135.76

**JOAN ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603**

570-759-2118
570-759-1681 FAX

TO: Jim

FAX: 389-5625

PAGES (INC COVER): 1

DATE: 2-1-12

Tax Notice 2012 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUES, WED & THURS: 8PM - 8PM
WED : 1-4 PM

PHONE: 570-759-2118

FOR: COLUMBIA County

DATE
03/01/2012BILL NO.
10821

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	39,129	7.146	274.03	279.62	307.58
SINKING		1.345	51.58	52.63	57.89
FIRE		1	38.35	39.13	43.04
TWP RE		8	230.07	234.77	258.25
The discount & penalty have been calculated for your convenience			594.03	606.15	666.76
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HARDING TYLER W & DONNA J
260 W ELEVENTH ST
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07-01A-051-01,000
62 SECOND AVE
1.01 Acres Land 5,455
Buildings 33,674
Total Assessment 39,129

This tax returned to
courthouse on:
January 1, 2013

FILE COPY

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

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

KIM ZIELINSKI
Legal Assistant, 1496

Representing Lenders in
Pennsylvania and New Jersey

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

No.: 2011-CV-1069
No.:

Re: WELLS FARGO FINANCIAL PENNSYLVANIA, INC. VS. TYLER W. HARDING, and DONNA J. HARDING
No.: 2011-CV-1069, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

****Property is listed for the 02/08/2012 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:
KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP
Robert W. Cusick, Esq., Id. No.80193
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO FINANCIAL PENNSYLVANIA,
INC.
Plaintiff,

v.

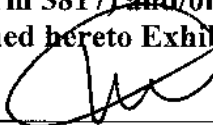
TYLER W. HARDING
DONNA J. HARDING
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2011-CV-1069
No.:

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".


Robert W. Cusick, Esquire
Attorney for Plaintiff

Date: 1/24/12

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.

EXHIBIT “A”

Name and
Address
Of Sender

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

AZK/CET - 2/08/2012 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1	****	TENANT/OCCUPANT 62 2ND AVENUE BERWICK, PA 18603-5724	
2	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE LIEN SECTION PO BOX 280948 HARRISBURG, PA 17128-0948	
3	****	TYLER W. HARDING C/O SUSAN M. HILL ESQ. 16 WEST MAIN STREET BLOOMSBURG, PA 17815	
4	****	WELLS FARGO FINANCIAL BANK PO BOX 5943 SIOUX FALLS, SD 57117-5943	
5	****	WELLS FARGO FINANCIAL BANK 3201 NORTH 4TH AVENUE SIOUX FALLS, SD 57104	
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
7	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
8	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	
9	****	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	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	

RE: TYLER W. HARDING (COLUMBIA) TEAM 3 PHS# 265575 Page 1 of 2

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
02 1M
0004277256
NOV 30 2011
MAILED FROM ZIP CODE 19103



PA 19103

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

Name of Addressee, Street, and Post Office Address

Line	Article Number	Name of Addressee, Street, and Post Office Address
1	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE LIEN SECTION PO BOX 280946 HARRISBURG, PA 17128-0948
2	****	DONNA J. HARDING C/O ELIZABETH KULYESHIE, ESQUIRE 14 W. MAIN STREET BLOOMSBURG, PA 17815
3	****	BERWICK AREA JOINT SEWER AUTHORITY 1108 FREAS AVENUE BERWICK, PA 18603
4	****	BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQUIRE 106 MARKET STREET BERWICK, PA 18603
5	****	
6	****	
7	****	
8	****	
RE: TYLER W. HARDING (COLUMBIA) TEAM 3 PHS# 265575 Page 2 of 2		

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 non-removable 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.

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NOV 30 2017

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated assisted # 215-563-7000 ext 1478
Fax # 215-563-7009
lisa.steinman@fedphe.com

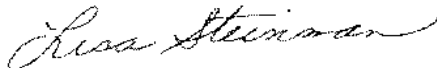
Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madam,

Enclosed are Affidavits of Service for the FEBRUARY 8, 2012 Sheriff's Sale for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script, appearing to read "Lisa Steinman".

LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

PLAINTIFF
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PHS # 265575

DEFENDANT
TYLER W. HARDING
DONNA J. HARDING

SERVICE TEAM/las
COURT NO.: 2011-CV-1069

SERVE TYLER W. HARDING AT:
260 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: February 8, 2012

SERVED

Served and made known to TYLER W. HARDING, Defendant on the 16th day of DECEMBER, 2011, at 7:00 o'clock P. M., at 4 WILLIAMSBURG BLVD, in the manner described below:

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

Description: Age 40^S Height 5'10" Weight 180 Race W Sex M Other _____

I, Ronald Moll, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities. * S.A. IS VACANT.

DATE: 12/16/11

INVESTIGATION
DISCLOSED THAT
DEFENDANT RESIDES
@ 4 WILLIAMSBURG BLVD.
BLOOMSBURG, PA

NAME: _____

PRINTED NAME: _____

TITLE: _____

NOT SERVED

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

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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
Jay B. Jones, Esq., Id. No. 86657
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
Allison F. Wells, Esq., Id. No. 309519
William E. Miller, Esq., Id. No. 308951
Melissa J. Cantwell, Esq., Id. No. 308912
Mario J. Hanyon, Esq., Id. No. 203993

* TWO (2) ATTEMPTS!

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

COLUMBIA COUNTY

PHS # 265575

DEFENDANT
TYLER W. HARDING
DONNA J. HARDING

SERVICE TEAM/Jas
COURT NO.: 2011-CV-1069

SERVE DONNA J. HARDING AT:
341 SUMMERHILL AVENUE
BERWICK, PA 18603-1446

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: February 8, 2012

SERVED

Served and made known to DONNA J. HARDING, Defendant on the 13th day of DECEMBER, 20 11, at 7:30, o'clock P. M., at 341 SUMMERHILL AVENUE, in the manner described below:

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

Description: Age 40 Height 5'7" Weight 130 Race W Sex F Other _____

I, RONALD MOLL, a competent adult, hereby verify 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. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 12/13/11

NAME: Ronald Moll

PRINTED NAME: RONALD MOLL

TITLE: PROCESS SERVER

NOT SERVED

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

Other: _____

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
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Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Allison F. Wells, Esq., Id. No. 309519
William E. Miller, Esq., Id. No. 308951
Melissa J. Cantwell, Esq., Id. No. 308912
Mario J. Hanyon, Esq., Id. No. 203993

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
2011CV1069 (02/28/12)
DATE OF SALE
02/28/2012
AMOUNT
\$1,253.26

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER	-	\$0.00
EMPLOYER EIN	-	\$0.00
SALES TAX LICENSE NUMBER	-	\$0.00
SOCIAL SECURITY NUMBER	***-**-0520	\$1,253.26

DEFENDANT TYLER W HARDING AND DONNA J HARDING

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S. §§ 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	9/22/2010	10CV-1744	\$1,253.26
TOTAL:			\$1,253.26

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 12 day of, January 2012

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Daniel Meuser

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
2011CV1069 (02/08/12)
DATE OF SALE
02/08/2012
AMOUNT
\$1,251.56

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER		\$0.00
EMPLOYER EIN		\$0.00
SALES TAX LICENSE NUMBER		\$0.00
SOCIAL SECURITY NUMBER	***.5820	\$1,251.56

DEFENDANT TYLER W HARDING DONNA J HARDING

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	9/22/2010	10CV-1744	\$1,251.56
TOTAL:			\$1,251.56

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 13 day of, January 2012

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Daniel Meuser

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	62 2ND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	01-05-12	Time:	0900
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2011CV1069

62 2ND AVENUE, BERWICK, PA 18603

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

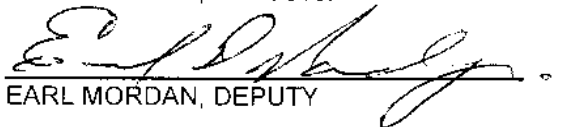


WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SHERIFF'S RETURN OF SERVICE

11/30/2011 03:30 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TYLER HARDING AT 4 WILLIAMSBURG BOULEVARD, BLOOMSBURG, PA 17815.


EARL MORDAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 01, 2011

NOTARY

Affirmed and subscribed to before me this

1ST day of DECEMBER, 2011

Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617
Reg. U.S. District Court, Eastern District of PA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 764-2289			

Serve To:

Name:	DONNA HARDING	
Primary Address:	341 SUMMERHILL AVENUE BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:	260 WEST 11TH STREET BLOOMSBURG, PA 17815	
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	DONNA HARDING		
Relation:			
Date:	11-17-11	Time:	0910
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:	11-16-11					
Time:	1230					
Mileage:						
Deputy:	DANIELLO					

Service Attempt Notes:

- No Ans. 6/10
-
-
-
-
-

HARDING, DONNA

2011CV1069

341 SUMMERHILL AVENUE, BERWICK, PA 18603

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/09/2011

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TYLER HARDING

Primary Address: 260 WEST 11TH STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 62 2ND AVENUE
BERWICK, PA 18603

Phone: 412-308-1111
4 WILLIAMSBURG BLVD
BLOOMSBURG

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Tyler Harding

Relation: def.

Date: 11-30-11

Time: 1530

Deputy: 7

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	11-16-11					
Time:	0910					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. Flood victim, House is gutted! L/C
- 2.
3. Served at 4 Williamsburg Blvd Bloomsburg, PA
- 4.
- 5.
- 6.

HARDING, TYLER

2011CV1069

260 WEST 11TH STREET, BLOOMSBURG, PA 17815

EXP: 12/09/2011

Tax Notice 2011 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG

TUES. WED & THURS 6PM - 6PM

WED. 1-4 PM

PHONE: 570-759-2118

FOR: COLUMBIA County				DATE	BILL NO.
				03/01/2011	10837
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	39,129	6.146	235.68	240.49	264.54
SINKING		1.345	51.58	52.63	57.89
FIRE		1	38.35	39.13	43.04
TWP RE		5	191.74	195.65	215.22
The discount & penalty have been calculated for your convenience			517.35	527.90	580.69
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HARDING TYLER W & DONNA J

-62 SECOND AVE-

BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 07-01A-051-01,000
62 SECOND AVE
1.01 Acres Land 5,455
Buildings 33,674
Total Assessment 39,129

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

If you desire to receipt, send a bill addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

260 W. 11TH

Bloom

BERWICK AREA SCHOOL DISTRICT		2011 SCHOOL REAL ESTATE DATE 07/01/2011			BILL# 000631		TAXPAYER COPY
BRIAR CREEK TOWNSHIP		DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	10% PENALTY
MAKE CHECKS PAYABLE TO:		REAL ESTATE	39129	45.0000	1550.20	1581.84	1740.0
JOAN M. ROTHERY							
122 TWIN CHURCH ROAD							
BERWICK, PA 18603							
HOURS Mar & Apr July & Aug		ASSESSED VALUE	39129	1750.81	1550.20	1581.84	1740.0
Tues, Wed, Th 6-8pm Wed 1-4pm							
All Other Months-Wed Only		GAMING REVENUE	13977	138.97	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
PHONE 570-759-2118		TAXPAYER ASSESSMENT	35152	1581.84	Aug. 31	Oct. 31	Nov. 1

NO REFUNDS UNDER \$5.00

HARDING TYLER W & DONNA J

260 W ELEVENTH ST

BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 07 01A05101000		10072
62 SECOND AVE	5455.00	
0589-0677	33674.00	
1.01 ACRES		

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC. 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

S SALE

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION

NOTICE OF LIEN

TO:

TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

FROM:

(IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address)

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

Phone: (570) 387-8870 Fax: (570) 387-8876
Email:

Obligor:

TYLER W. HARDING
4 WILLIAMSBURG BLVD
BLOOMSBURG, PA 17815

Obligee:

DONNA J. HARDING

IV-D Case #: 129111924
(or non-IV-D docket #)

SSN: 160-62-0520 **Date of Birth:** 10/16/66

This lien results, by operation of law, from a support order, entered on JULY 29, 2011 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010893.

As of NOVEMBER 16, 2011, the obligor owes unpaid support in the amount of \$445.33. This judgment may be subject to interest.

Prospective amounts of support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:
341 SUMMERHILL AVE., BERWICK, PA 18603-1446

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

Check either "A" or "B" below. The option that does not apply may be omitted from the form. If "B" is checked, the form must be notarized.

A. ☒ Submitted by a IV-D agency/office on behalf of the named obligee

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

Joseph Horvat Deputy Director
Authorized Agent

11-16-11
Date

Joseph Horvat 570-387-8870
Print name, e-mail address, phone and fax number

B. ☐ Submitted by an obligee or a private (non-IV-D) attorney or entity on behalf of an obligee

I am: ☐ the obligee of the above referenced order [or]

☐ an attorney or entity representing the above named obligee

I certify under penalty of perjury that the information contained in this notice is true and accurate and that this lien is submitted in accordance with the laws of the State of _____. For additional information regarding this lien, including the pay-off amount, please contact the obligee listed above.

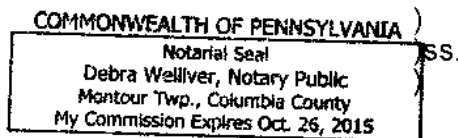
Signature

Date

Print name, e-mail address, phone and fax number

I certify that _____ appeared before me and is known to me as the individual who signed the above.

State of _____
County of _____



Notary Public Debra Welliver

Date 11-16-11

My appointment expires 10-26-15

NOTICE : Respondents are not required to respond to this information collection unless it displays a valid OMB control number.

OMB Control #: 0970-0153 Expiration Date: 05/31/2014 (Please note, this expiration date is for the OMB form and not the lien itself.)

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2011-CV-1069

TYLER W. HARDING

DONNA J. HARDING

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DONNA J. HARDING
341 SUMMERHILL AVENUE
BERWICK, PA 18603-1446

TYLER W. HARDING
260 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

****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 62 2ND AVENUE, BERWICK, PA 18603-5724 is scheduled to be sold at the Sheriff's Sale on February 8, 2012 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 \$174,905.26 obtained by WELLS FARGO FINANCIAL PENNSYLVANIA, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

LEGAL DESCRIPTION

All THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point on the northeasterly side of Second Avenue, said point being 316.91 feet south 64 degrees 53 minutes east from the intersection of the southerly side of Third Avenue and the northeasterly side of Second Avenue; thence north 25 degrees 07 minutes east 150 feet to a point; thence south 64 degrees 53 minutes east 100 feet to a point; thence south 25 degrees 07 minutes west 150 feet to the northeasterly side of Second Avenue; thence along the northeasterly side of Second Avenue north 64 degrees 53 minutes west 100 feet to the place of beginning. CONTAINING 15,000 square feet of land in accordance with draft designated as 'Briar Crest-Briar Creek Township, Columbia Co., Property of E. J. Eshleman, Scale 1 in. = 100 ft. July 6, 1957.'

PARCEL NO. 2: BEGINNING at a point on the southerly side of Third Avenue, said point of beginning being located north 83 degrees 55 minutes east a distance of 351.97 feet from the point of intersection of the south line of Third Avenue with the northerly line of Second Avenue; thence along the south line of Third Avenue north 83 degrees 55 minutes east 167.66 feet to a point; thence south 01 degree 00 minutes east 132.71 feet to a point on the northerly line of the third lot described herein; thence north 64 degrees 53 minutes east along the northerly line of the first and third lots described herein 185.99 feet to a point; thence north 01 degree 00 minutes west 36 feet to the southerly side of Third Avenue, the place of beginning.

PARCEL NO. 3: BEGINNING at a point on the northerly side of Second Avenue, which point is south 64 degrees 53 minutes east a distance of 416.91 feet from the point of intersection of the southerly side of Third Avenue and the northerly side of Second Avenue; thence north 25 degrees 07 minutes east along the easterly line of the first lot described herein 150 feet to the southerly line of second lot described herein; thence south 64 degrees 53 minutes east along the southerly line of the second lot described herein 100 feet; thence south 25 degrees 07 minutes west 150 feet to a point on the northerly side of Second Avenue; thence along the northerly side of Second Avenue 64 degrees 53 minutes west 100 feet to the place of beginning.

SUBJECT, however, to a covenant and restriction which shall be a real covenant running with the land, binding upon grantees, their successors and assigns, and enforceable by grantor, his successors and assigns, for a term of ten (10) years from the date hereof, that any dwelling house or other building erected on the premises described herein shall be constructed so that electric energy supplied by the electric public utility which serves customers generally in Briar Creek Township, Columbia County, Pennsylvania, will be the sole source of energy for cooking, water and space heating and the operation of all other household and commercial appliances.

SUBJECT also to the restrictions, reservations, qualifications and provisions of record.

TITLE TO SAID PREMISES IS VESTED IN Donna J. Harding and Tyler W. Harding, her husband, by Deed from Gerald F. Owens, unmarried, dated 01/26/1995, recorded 02/02/1995 in Book 589, Page 677.

Premises being: 62 2ND AVENUE, BERWICK, PA 18603-5724

Tax Parcel # 07-01A-051-01

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1069

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

TYLER W. HARDING

DONNA J. HARDING

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

62 2ND AVENUE, BERWICK, PA 18603-5724

Parcel No. 07-01A-051-01

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: \$174,905.26

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP



November 16, 2011

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

VS.

**DONNA J. HARDING
TYLER W. HARDING**

NO.: 2011-CV-1069

Dear Timothy:

The amount due on the sewer account #200230 for the property located at 62 Second Avenue Berwick, Pa through March 31, 2012 is \$1713.43. This amount includes \$350.00 to satisfy a lien on this property.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Joan M. Rothery
Primary Address:	122 Twin Church Road Berwick, PA 18603
Phone:	570-759-2118
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	11-16-11	Time:	1240
Deputy:	DA16210	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ROTHERY, JOAN M.

2011CV1069

122 TWIN CHURCH ROAD, BERWICK, PA 18603

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLY GREER		
Relation:	OWNER		
Date:	11-16-11	Time:	1300
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BERWICK SEWER

2011CV1069

1108 FREAS AVE, BERWICK, PA 18603

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	62 2ND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	11-16-11	Time:	1315
Deputy:	D. J. N. G. E. C. O.	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2011CV1069

62 2ND AVENUE, BERWICK, PA 18603

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Maureen Cole		
Relation:	Clerk		
Date:	11/16/11	Time:	14:10
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS

2011CV1069

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TYLER HARDING
Primary Address:	C/O SUSAN HILL, ESQ. 16 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Donna Houghtaling		
Relation:	Paralegal		
Date:	11/15/11	Time:	15:05
Deputy:	#7	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HARDING, TYLER

2011CV1069

C/O SUSAN HILL, ESQ., 16 WEST MAIN STREET,

EXP: 12/09/2011

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO FINANCIAL PENN INC
vs.
TYLER HARDING (et al.)

Case Number
2011CV1069

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	12/09/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	Deb Miller		
Relation:	Clerk		
Date:	11/15/11	Time:	15:10
Deputy:	A 7	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX

2011CV1069

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/09/2011

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-NOV-11

FEE:\$5.00

CERT. NO11059

HARDING TYLER W & DONNA J
260 W ELEVENTH ST
BLOOMSBURG PA 17815

DISTRICT: BRIARCREEK TWP
DEED 0232-0407
LOCATION: 62 SECOND AVE BERWICK
PARCEL: 07 -01A-051-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING COSTS	TOTAL AMOUNT DUE
2010	PRIM	2,545.16	69.78	0.00	2,614.94
2009	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$2,614.94

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2010

REQUESTED BY: Columbia County Sheriff
dm.

Document Receipt

Trans # 43328 Carrier / service: POST 2PM 11/14/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011491

Doc Ref #: 150ED2011

PHILADELPHIA PA 19106

Document Receipt

Trans # 43327 Carrier / service: POST 2PM 11/14/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000011484

DEPARTMENT 281230

Doc Ref #: 150ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 43326 Carrier / service: POST 2PM 11/14/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000011477

Doc Ref #: 150ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 43325 Carrier / service: POST 2PM 11/14/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000011480

Doc Ref #: 150ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 43324 Carrier / service: POST 2PM 11/14/2011

Ship to: 43324

US DEPT OF JUSTICE

OP BOX 11754

228 WALNUT STREET

HARRISBURG PA 17108

Tracking #: 9171924291001000011453

Doc Ref #: 150ED2011

Document Receipt

Trans # 43323 Carrier / service: POST 2PM 11/14/2011

Ship to: 43323

INTERNAL REVENUE SERVICE 150ED2011

1000 LIBERTY AVENUE
ROOM 704

Tracking #: 9171924291001000011446

Doc Ref #:

PITTSBURGH PA 15222

Document Receipt

Trans # 43322 Carrier / service: POST 2PM 11/14/2011

Ship to: 43322

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000011439

Doc Ref #: 150ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 43321 Carrier / service: POST 2PM 11/14/2011

Ship to: 43321

PA DEPT OF REVENUE

PO BOX 280948

Tracking #: 9171924291001000011422

Doc Ref #: 150ED2011

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 150-11

DATE RECEIVED 11-10-11
DOCKET AND INDEX 11-14-11

CHECK FOR PROPER INFO.

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

CK# 1116503

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

SALE DATE Feb, 8, 11 TIME 3400
POSTING DATE Jan. 5, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 18
2ND WEEK 25
3RD WEEK Feb. 1, 12

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

TYLER W. HARDING
DONNA J. HARDING

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1069

2011-ED-150
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: 62 2ND AVENUE, BERWICK, PA 18603-5724
(See Legal Description attached)

Amount Due
Interest from to Date of Sale
@ \$28.75 per diem

\$174,905.26

\$_____ and costs.

Tamara B. Kline,
Barbara D. Selitto

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

Dated 11-10-11
(SEAL)

PHS # 265575

Prothonotary & Clerk of Sevc. Courts
My Com. Ex. 1st Monday in 2011

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

TYLER W. HARDING
DONNA J. HARDING

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1069

2011-ED-150
COLUMBIA COUNTY


To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due
Interest from to Date of Sale
@ \$28.75 Per diem

\$174,905.26

\$ _____ and costs.


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No. 62205
Attorney for Plaintiff

Note: Please attach description of Property.

PHS # 265575

FILED
2011-05-11
COLUMBIA COUNTY

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
Plaintiff

v.

TYLER W. HARDING
DONNA J. HARDING
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1069**
:
:
: **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
- ☐ 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: 

Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

WELLS FARGO FINANCIAL , PENNSYLVANIA, INC.
Plaintiff

v.

TYLER W. HARDING
DONNA J. HARDING
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1069**
:
: **COLUMBIA COUNTY**
:
: **PHS # 265575**
:

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **62 2ND AVENUE, BERWICK, PA 18603-5724**.

1. Name and address of Owner(s) or reputed Owner(s):
Name

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

TYLER W. HARDING

**260 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602**

DONNA J. HARDING

**341 SUMMERHILL AVENUE
BERWICK, PA 18603-1446**

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)

**PA Department of Revenue Bureau of
Compliance Lien Section**

**PO Box 280948
HARRISBURG, PA 17128-0948**

4. Name and address of last recorded holder of every mortgage of record:
Name

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

Wells Fargo Financial Bank

**PO BOX 5943
SIOUX FALLS, SD 57117-5943**

Wells Fargo Financial Bank

**3201 North 4th Avenue
SIOUX FALLS, SD 57104**

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)

8 TENANT/OCCUPANT

62 2ND AVENUE
BERWICK, PA 18603-5724

4 Tyler W. Harding C/O Susan M. Hill Esq.

16 West Main Street
Bloomsburg, PA 17815

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

5 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

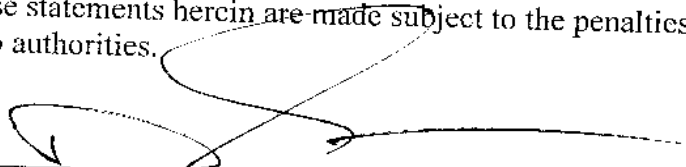
7 U.S. Department of Justice
U.S. Attorney for the Middle District of PA

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

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.

Date: 11-4-11

By:


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No. 62205
Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1069

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 08, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point on the northeasterly side of Second Avenue, said point being 316.91 feet south 64 degrees 53 minutes east from the intersection of the southerly side of Third Avenue and the northeasterly side of Second Avenue; thence north 25 degrees 07 minutes east 150 feet to a point; thence south 64 degrees 53 minutes east 100 feet to a point; thence south 25 degrees 07 minutes west 150 feet to the northeasterly side of Second Avenue; thence along the northeasterly side of Second Avenue north 64 degrees 53 minutes west 100 feet to the place of beginning. CONTAINING 15,000 square feet of land in accordance with draft designated as 'Briar Crest-Briar Creek Township, Columbia Co., Property of E. J. Eshleman, Scale 1 in. = 100 ft. July 6, 1957.'

PARCEL NO. 2: BEGINNING at a point on the southerly side of Third Avenue, said point of beginning being located north 83 degrees 55 minutes east a distance of 351.97 feet from the point of intersection of the south line of Third Avenue with the northerly line of Second Avenue; thence along the south line of Third Avenue north 83 degrees 55 minutes east 167.66 feet to a point; thence south 01 degree 00 minutes east 132.71 feet to a point on the northerly line of the third lot described herein; thence north 64 degrees 53 minutes east along the northerly line of the first and third lots described herein 185.99 feet to a point; thence north 01 degree 00 minutes west 36 feet to the southerly side of Third Avenue, the place of beginning.

PARCEL NO. 3: BEGINNING at a point on the northerly side of Second Avenue, which point is south 64 degrees 53 minutes east a distance of 416.91 feet from the point of intersection of the southerly side of Third Avenue and the northerly side of Second Avenue; thence north 25 degrees 07 minutes east along the easterly line of the first lot described herein 150 feet to the southerly line of second lot described herein; thence south 64 degrees 53 minutes east along the southerly line of the second lot described herein 100 feet; thence south 25 degrees 07 minutes west 150 feet to a point on the northerly side of Second Avenue; thence along the northerly side of Second Avenue 64 degrees 53 minutes west 100 feet to the place of beginning.

SUBJECT, however, to a covenant and restriction which shall be a real covenant running with the land, binding upon grantees, their successors and assigns, and enforceable by grantor, his successors and assigns, for a term of ten (10) years from the date hereof, that any dwelling house or other building erected on the premises described herein shall be constructed so that electric energy supplied by the electric public utility which serves customers generally in Briar Creek Township, Columbia County, Pennsylvania, will be the sole source of energy for cooking, water and space heating and the operation of all other household and commercial appliances.

SUBJECT also to the restrictions, reservations, qualifications and provisions of record.

TITLE TO SAID PREMISES IS VESTED IN Donna J. Harding and Tyler W. Harding, her husband, by Deed from Gerald F. Owens, unmarried, dated 01/26/1995, recorded 02/02/1995 in Book 589, Page 677.

Premises being: 62 2ND AVENUE, BERWICK, PA 18603-5724

Tax Parcel # 07-01A-051-01

PROPERTY ADDRESS: 62 2ND AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01A-051-01

Seized and taken into execution to be sold as the property of TYLER HARDING, DONNA HARDING in suit of WELLS FARGO FINANCIAL PENN INC.

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 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 to either 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 the 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.

Attorney for the Plaintiff:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

**TYLER W. HARDING
DONNA J. HARDING**

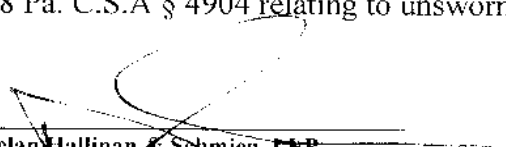
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2011-CV-1069
:

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 Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant TYLER W. HARDING is over 18 years of age and resides at 260 WEST 11TH STREET, BLOOMSBURG, PA 17815-3602 and is property owner of 62 2ND AVENUE, BERWICK, PA 18603-5724.
- (c) that defendant DONNA J. HARDING is over 18 years of age and resides at 341 SUMMERHILL AVENUE, BERWICK, PA 18603-1446 and is property owner of 62 2ND AVENUE, BERWICK, PA 18603-5724.

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


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
Plaintiff

v.

TYLER W. HARDING
DONNA J. HARDING
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1069**
:
: **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
- ☐ 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: 

Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
Daniel G. Schmieg, Esq., Id. No.62205
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

**TYLER W. HARDING
DONNA J. HARDING**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1069**
:

VERIFICATION OF NON-MILITARY SERVICE

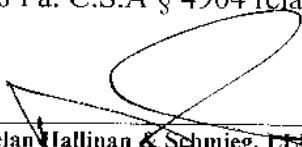
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant TYLER W. HARDING is over 18 years of age and resides at 260 WEST 11TH STREET, BLOOMSBURG, PA 17815-3602 and is property owner of 62 2ND AVENUE, BERWICK, PA 18603-5724.

(c) that defendant DONNA J. HARDING is over 18 years of age and resides at 341 SUMMERHILL AVENUE, BERWICK, PA 18603-1446 and is property owner of 62 2ND AVENUE, BERWICK, PA 18603-5724.

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


Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Plaintiff

v.

TYLER W. HARDING

DONNA J. HARDING

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1069**
:
: **COLUMBIA COUNTY**
:
: **PHS # 265575**
:

150

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO FINANCIAL PENNSYLVANIA, INC., 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 **62 2ND AVENUE, BERWICK, PA 18603-5724**.

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

TYLER W. HARDING **260 WEST 11TH STREET**
BLOOMSBURG, PA 17815-3602

DONNA J. HARDING **341 SUMMERHILL AVENUE**
BERWICK, PA 18603-1446
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)

PA Department of Revenue Bureau of Compliance Lien Section **PO Box 280948**
HARRISBURG, PA 17128-0948
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

Wells Fargo Financial Bank **PO BOX 5943**
SIOUX FALLS, SD 57117-5943

Wells Fargo Financial Bank **3201 North 4th Avenue**
SIOUX FALLS, SD 57104
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

**62 2ND AVENUE
BERWICK, PA 18603-5724**

Tyler W. Harding C/O Susan M. Hill Esq.

**16 West Main Street
Bloomsburg, PA 17815**

**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**

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.

Date: 11-4-11

By: _____

Phelan Hallinan & Schmieg, LLP
Daniel G. Schmieg, Esq., Id. No.62205
Attorney for Plaintiff

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2011-CV-1069

TYLER W. HARDING

DONNA J. HARDING

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **DONNA J. HARDING**
341 SUMMERHILL AVENUE
BERWICK, PA 18603-1446

TYLER W. HARDING
260 WEST 11TH STREET
BLOOMSBURG, PA 17815-3602

****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 **62 2ND AVENUE, BERWICK, PA 18603-5724** 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 **\$174,905.26** obtained by **WELLS FARGO FINANCIAL PENNSYLVANIA, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

LEGAL DESCRIPTION

All THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at a point on the northeasterly side of Second Avenue, said point being 316.91 feet south 64 degrees 53 minutes east from the intersection of the southerly side of Third Avenue and the northeasterly side of Second Avenue; thence north 25 degrees 07 minutes east 150 feet to a point; thence south 64 degrees 53 minutes east 100 feet to a point; thence south 25 degrees 07 minutes west 150 feet to the northeasterly side of Second Avenue; thence along the northeasterly side of Second Avenue north 64 degrees 53 minutes west 100 feet to the place of beginning. CONTAINING 15,000 square feet of land in accordance with draft designated as 'Briar Crest-Briar Creek Township, Columbia Co., Property of E. J. Eshleman, Scale 1 in. = 100 ft. July 6, 1957.'

PARCEL NO. 2: BEGINNING at a point on the southerly side of Third Avenue, said point of beginning being located north 83 degrees 55 minutes east a distance of 351.97 feet from the point of intersection of the south line of Third Avenue with the northerly line of Second Avenue; thence along the south line of Third Avenue north 83 degrees 55 minutes east 167.66 feet to a point; thence south 01 degree 00 minutes east 132.71 feet to a point on the northerly line of the third lot described herein; thence north 64 degrees 53 minutes east along the northerly line of the first and third lots described herein 185.99 feet to a point; thence north 01 degree 00 minutes west 36 feet to the southerly side of Third Avenue, the place of beginning.

PARCEL NO. 3: BEGINNING at a point on the northerly side of Second Avenue, which point is south 64 degrees 53 minutes east a distance of 416.91 feet from the point of intersection of the southerly side of Third Avenue and the northerly side of Second Avenue; thence north 25 degrees 07 minutes east along the easterly line of the first lot described herein 150 feet to the southerly line of second lot described herein; thence south 64 degrees 53 minutes east along the southerly line of the second lot described herein 100 feet; thence south 25 degrees 07 minutes west 150 feet to a point on the northerly side of Second Avenue; thence along the northerly side of Second Avenue 64 degrees 53 minutes west 100 feet to the place of beginning.

SUBJECT, however, to a covenant and restriction which shall be a real covenant running with the land, binding upon grantees, their successors and assigns, and enforceable by grantor, his successors and assigns, for a term of ten (10) years from the date hereof, that any dwelling house or other building erected on the premises described herein shall be constructed so that electric energy supplied by the electric public utility which serves customers generally in Briar Creek Township, Columbia County, Pennsylvania, will be the sole source of energy for cooking, water and space heating and the operation of all other household and commercial appliances.

SUBJECT also to the restrictions, reservations, qualifications and provisions of record.

TITLE TO SAID PREMISES IS VESTED IN Donna J. Harding and Tyler W. Harding, her husband, by Deed from Gerald F. Owens, unmarried, dated 01/26/1995, recorded 02/02/1995 in Book 589, Page 677.

Premises being: 62 2ND AVENUE, BERWICK, PA 18603-5724

Tax Parcel # 07-01A-051-01

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1069

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

TYLER W. HARDING

DONNA J. HARDING

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

62 2ND AVENUE, BERWICK, PA 18603-5724

Parcel No. 07-01A-051-01

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$174,905.26

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

All THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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PARCEL NO. 2: BEGINNING at a point on the southerly side of Third Avenue, said point of beginning being located north 83 degrees 55 minutes east a distance of 351.97 feet from the point of intersection of the south line of Third Avenue with the northerly line of Second Avenue; thence along the south line of Third Avenue north 83 degrees 55 minutes east 167.66 feet to a point; thence south 01 degree 00 minutes east 132.71 feet to a point on the northerly line of the third lot described herein; thence north 64 degrees 53 minutes east along the northerly line of the first and third lots described herein 185.99 feet to a point; thence north 01 degree 00 minutes west 36 feet to the southerly side of Third Avenue, the place of beginning.

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SUBJECT, however, to a covenant and restriction which shall be a real covenant running with the land, binding upon grantees, their successors and assigns, and enforceable by grantor, his successors and assigns, for a term of ten (10) years from the date hereof, that any dwelling house or other building erected on the premises described herein shall be constructed so that electric energy supplied by the electric public utility which serves customers generally in Briar Creek Township, Columbia County, Pennsylvania, will be the sole source of energy for cooking, water and space heating and the operation of all other household and commercial appliances.

SUBJECT also to the restrictions, reservations, qualifications and provisions of record.

TITLE TO SAID PREMISES IS VESTED IN Donna J. Harding and Tyler W. Harding, her husband, by Deed from Gerald F. Owens, unmarried, dated 01/26/1995, recorded 02/02/1995 in Book 589, Page 677.

Premises being: 62 2ND AVENUE, BERWICK, PA 18603-5724

Tax Parcel # 07-01A-051-01

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2011-CV-1069

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

vs.

TYLER W. HARDING

DONNA J. HARDING

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

(Municipality)

62 2ND AVENUE, BERWICK, PA 18603-5724

Parcel No. 07-01A-051-01

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$174,905.26

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

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 FINANCIAL PENNSYLVANIA, INC.

No.: 2011-CV-1069

Defendant

TYLER W. HARDING
DONNA J. HARDING

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

DONNA J. HARDING

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

62 2ND AVENUE

BERWICK, PA 18603-5724

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

Telephone Number

Date

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

(215)563-7000

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 RETURN

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

Plaintiff

vs.

TYLER W. HARDING

DONNA J. HARDING

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2011-CV-1069

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 FINANCIAL PENNSYLVANIA, INC.

No.: 2011-CV-1069

Defendant

TYLER W. HARDING
DONNA J. HARDING

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)
62 2ND AVENUE

BERWICK, PA 18603-5724

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 ☒ Plaintiff
Defendant

Telephone Number

Date

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

(215)563-7000

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 SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

No.: 2011-CV-1069

EXECUTION/NOTICE OF SALE

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE	AMOUNT	DATE	CITY	COUNTY	STATE

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

62 2ND AVENUE

BERWICK, PA 18603-5724

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

Date

(215)563-7000

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 FINANCIAL PENNSYLVANIA, INC.

No.: 2011-CV-1069

Defendant
TYLER W. HARDING
DONNA J. HARDING

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
TYLER W. HARDING

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
62 2ND AVENUE

BERWICK, PA 18603-5724

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 <u>XX Plaintiff</u> Defendant	Telephone Number (215)563-7000	Date
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 of _____, 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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.

Plaintiff WELLS FARGO FINANCIAL PENNSYLVANIA, INC.	Expiration date No.: 2011-CV-1069
---	--------------------------------------

Defendant TYLER W. HARDING DONNA J. HARDING	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
DONNA J. HARDING

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
62 2ND AVENUE

BERWICK, PA 18603-5724

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ 1, 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 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 <div style="text-align: right; margin-right: 50px;">Defendant</div>	Telephone Number (215)563-7000	Date
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
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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 FINANCIAL, PENNSYLVANIA, INC.

No.: 2011-CV-1069

Defendant
TYLER W. HARDING
DONNA J. HARDING

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.

DONNA J. HARDING

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

62 2ND AVENUE

BERWICK, PA 18603-5724

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

Telephone Number

Date

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

(215)563-7000

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

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLL]

CHECK DATE CHECK NO.
10/04/2011 1116503

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1116503	001022270	10/04/2011		265575	1,350.00	0.00	1,350.00
DDR 1245575; 0399599600 HARDING, TYLER							
							1,350.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED SECURITY

PHILAN 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
1116503

DATE	AMOUNT
10/04/2011	*****1,350.00

SVB 10/04/2011

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

1116503 03600180836 150855 6