

# SHERIFF'S SALE COST SHEET

Wells Fargo vs. Reichenbach  
 NO. 3-05 ED NO. 1328-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>281.00</u>	

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

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>      </u>
WATER 20	\$ <u>      </u>
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Poundage</u>	\$ <u>168.00</u>
	\$ <u>      </u>
TOTAL ***** \$ <u>168.00</u>	

TOTAL COSTS (OPENING BID)

1350.00  
 \$ 714.00  
 636.00  
 Nq  
 Refund

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 2, 9, 16, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

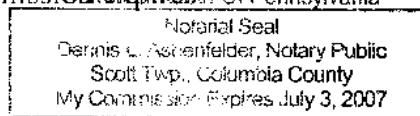
James T. Micklow

Sworn and subscribed to before me this 18<sup>th</sup> day of MARCH, 2005.

[Signature]

(Notary Public)

My commission expires \_\_\_\_\_ of Pennsylvania



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

.....



LAW OFFICES  
**STERN AND STERCHO**  
410 THE PAVILION  
JENKINTOWN, PA 19046  
(215) 572-8111

RICHARD F. STERN  
OLENA W. STERCHO (1955 - 2003)

STEVEN K. EISENBERG \*

FAX NO. (215) 572-5025

FIRM E-MAIL:  
lawyer@sternandstercho.com

\*Admitted to practice in  
PA and NJ

May 21, 2004

RE: WELLS FARGO BANK MINNESOTA N.A.  
by its servicing agent, Ocwen Federal Bank FSB  
VS. BONNIE J. REICHENBACH AND JAY REICHENBACH  
C.C.P. COLUMBIA COUNTY NO. 2004-CV 1328 MF

PREMISES: 563 VALLEY ROAD, DANVILLE, PA 17821

Columbia County Sheriff's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Sir or Madam:

Please STAY the Sheriff's sale which was sent to your office for scheduling. The consideration received was \$8,400.00. Please refund the balance of the deposit.

Very truly yours,

RICHARD F. STERN

RFS/hc

SENT VIA FAX 570-389-5625



LAW OFFICES  
STERN AND STERCHO

410 THE PAVILION  
JENKINTOWN, PA 19046

(215) 572-8111

RICHARD F. STERN  
OLENA W. STERCHO (1955-2003)

STEVEN K. EISENBERG \*

FAX NO. (215) 572-5025

FIRM E-MAIL:  
lawyer@sternandstercho.com

\*Admitted to practice in  
PA and NJ

January 13, 2005

RE: WELLS FARGO BANK, N.A.  
VS. BONNIE J. REICHENBACH AND JAY B. REICHENBACH  
C.C.P. COLUMBIA COUNTY NO. 2004 CV 1328 MF

Prothonotary's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Dear Sir or Madam:

Enclosed please find Praecept to Vacate Judgment. Kindly file the same of record, time-stamp the extra copy that is attached and return it to our office in the enclosed, self-addressed, stamped envelope. For this purpose, I have enclosed a check in the amount of \$7.00 to represent your filing fees.

Very truly yours,

RICHARD F. STERN

RFS/ab  
Enclosure  
cc: Sheriff

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY  
CIVIL ACTION - LAW

RICHARD F. STERN, ESQUIRE  
STERN and STERCHO  
Suite 410 The Pavilion  
Jenkintown, PA 19046  
(215) 572-8111  
I.D. #03315

Wells Fargo Bank, N.A. successor by merger to :  
Wells Fargo Bank Minnesota, National Association,  
by its attorney in fact, Ocwen Federal Bank FSB :

VS. : NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND :  
JAY B. REICHENBACH

PRAECIPE TO VACATE JUDGMENT UPON  
REINSTATEMENT OF MORTGAGE LOAN

TO THE PROTHONOTARY:

Plaintiff, Wells Fargo Bank, N.A. by its attorney in fact, Ocwen Federal Bank FSB, obtained a judgment on the note secured by a mortgage against Defendant. Subsequent to the entry of judgment, Defendant cured the default. Accordingly, Plaintiff directs the Prothonotary to vacate the judgment above described without prejudice to the continuing validity of the note and mortgage and without prejudice to Plaintiff's right to institute a separate proceeding on the note or mortgage against Defendant as a result of any default occurring subsequent to the reinstatement of the above loan.

STERN AND STERCHO

BY: 

RICHARD F. STERN,  
Attorney for Plaintiff

1/13/2005

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-4300

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK  
MINNESOTA, NATIONAL ASSOCIATION,  
BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

Docket # 3ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

BONNIE J. REICHENBACH  
JAY B. REICHENBACH

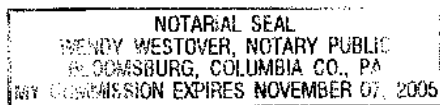
AFFIDAVIT OF SERVICE

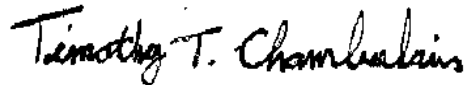
NOW, THIS TUESDAY, JANUARY 11, 2005, AT 9:00 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON BONNIE J. REICHENBACH AT 563  
VALLEY ROAD, DANVILLE BY HANDING TO BONNIE REICHENBACH, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, JANUARY 12, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/10/2005

SERVICE# 1 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
BONNIE J. REICHENBACH	WRIT OF EXECUTION - MORTGAGE
563 VALLEY ROAD	FORECLOSURE
DANVILLE	

SERVED UPON Bonnie Reichenbach

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

DATE 01/11/04 TIME 0900 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY *R. M.* DATE 01/11/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/10/2005

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

**PERSON/CORP TO SERVED**

JAY B. REICHENBACH  
563 VALLEY ROAD  
DANVILLE

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON BONNIE REICHENBACH

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

DATE 01/11/04 TIME 0900 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

01/11/04



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/10/2005

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

PERSON/CORP TO SERVED	PAPERS TO SERVED
MONTOUR SEWER	WRIT OF EXECUTION - MORTGAGE
RUPERT DRIVE	FORECLOSURE
BLOOMSBURG	

SERVED UPON KEVIN SPOWENBERG

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

DATE 01/10/05 TIME 0145 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

(B) OTHER (SPECIFY) MONTOUR TSP MAINTENANCE  
5430 - R JACKSON ST

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Paul Hill DATE 01/10/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/10/2005

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON *Justin Allen - Cust Svs.*

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

DATE 01/11/04 TIME 0830 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

*T. A. Delt* DATE 01/11/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/10/2005

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

<b>PERSON/CORP TO SERVED</b>
DAVID PENNYPACKER-TAX COLLECTOR
515 LEGION ROAD APT. 4
BLOOMSBURG

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON                                                               

RELATIONSHIP                      IDENTIFICATION                     

DATE 1/12/04 TIME 0935 MILEAGE                      OTHER                     

Race            Sex            Height            Weight            Eyes            Hair            Age            Military           

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

F. OTHER (SPECIFY)                     

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

01/11/04 0930 DANOW 2/c

DEPUTY

1 in Del DATE 01/12/04

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-JAN-05

FEE: \$5.00

CERT. NO: 423

REICHENBACH BONNIE J  
563 VALLEY ROAD  
DANVILLE PA 17821

DISTRICT: MONTGOMERY TWP  
DEED: 20020-5454  
LOCATION: 563 VALLEY ROAD  
PARCEL: 25 -02 -037-11,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2003	PRIM	958.57	18.86		0.00	977.43
TOTAL DUE :						\$977.43

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2003

REQUESTED BY:

Timothy T. Chamberlain Jr.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/10/2005

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 3ED2005

PLAINTIFF WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO  
WELLS FARGO BANK MINNESOTA, NATIONAL  
ASSOCIATION, BY ITS ATTORNEY IN FACT, OCWEN  
FEDERAL BANK FSB

DEFENDANT BONNIE J. REICHENBACH  
JAY B. REICHENBACH  
ATTORNEY FIRM STERN AND STERCHO

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DEBRA MILLER

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

DATE 1-11-5 TIME CE 30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

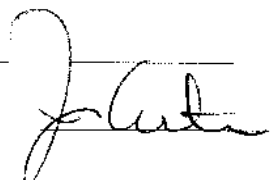
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY



DATE 1-11-5

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

*Samuel J. Ventura* 3-05  
☐ Agent  
☒ Addressee

B. Received by (Printed Name)

Date of Delivery  
JAN 13 2006D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes ☒ No

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9440

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

# REAL ESTATE OUTLINE

ED # 3-05

DATE RECEIVED 1-10-05  
DOCKET AND INDEX 1-10-05  
SET FILE FOLDER UP 1-11-05

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 1559

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

SALE DATE Mar 23, 05 TIME 1000  
POSTING DATE Feb. 16  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 2  
2<sup>ND</sup> WEEK 9  
3<sup>RD</sup> WEEK 16, 05

# SHERIFF'S SALE

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WEDNESDAY MARCH 23, 2005 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 3 OF 2005 ED AND CIVIL WRIT NO. 1328 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

ALL THAT CERTAIN piece of parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the northern edge of right-of-way of Township Route No. 416; said iron pin also being the southeast corner of lands of Harry A. Derr, Jr., and the southwest corner of lands herein described; then by lands of Derr North 4 degrees 31 minutes 23 seconds West 209.36 feet to an iron pin; then by lands of Sharon J. Lanning North 83 degrees 09 minutes 37 seconds East 123.80 feet to an existing iron pipe; then by lands of Betty J. Long South 6 degrees 15 minutes 43 seconds East 210.43 feet to an existing iron pipe on the northern edge of right-of-way of Township Route No. 416; then by the said edge of Township Route No. 416 South 83 degrees 05 minutes 40 seconds West 102.90 feet; then by the same south 86 degrees 00 minutes 42 seconds west 27.28 feet to the place of beginning. Containing .0613 acres of land.

BEING the same premises which Carolyn E. Pataconi and Thomas D. Pataconi, wife and husband, by Deed dated May 1, 2002, and recorded granted and conveyed unto Jay. B. Reichenbach and Bonnie J. Reichenbach, in fee.

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Richard F. Stern  
410 The Pavilion  
Jenkintown, PA 19046

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



# SHERIFF'S SALE

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WEDNESDAY MARCH 23, 2005 AT 10:00 AM

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BEING the same premises which Carolyn E. Pataconi and Thomas D. Pataconi, wife and husband, by Deed dated May 1, 2002, and recorded granted and conveyed unto Jay. B. Reichenbach and Bonnie J. Reichenbach, in fee.

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410 The Pavilion  
Jenkintown, PA 19046

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

# SHERIFF'S SALE

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WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 to 3183 and Rule 3257

Wells Fargo Bank, N.A. successor by  
merger to Wells Fargo Bank Minnesota,  
National Association, by its attorney  
in fact, Ocwen Federal Bank FSB

vs

Bonnie J. Reichenbach and Jay B.  
Reichenbach

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004 CV 1328 MF Term 19

*2005-ED-3*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

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 described property (specifically described property below):

563 Valley Road, Danville, PA 17821  
See full legal description attached

Amount Due \$71,717.35

Interest from 1/5/05 at the per die rate of \$17.84 until judgment is paid in full

Total \$ Plus costs \$

as endorsed.

Dated

1/10/05

(SEAL)

*Fanni B. Kline* *EAD*

Prothonotary, Common Pleas Court of Columbia  
County, Penna.

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25-02-037-11.000



COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

RICHARD F. STERN, ESQUIRE  
STERN AND STERCHO  
410 The Pavilion  
Jenkintown, PA 19046  
(215) 572-8111  
I.D. #03315

Wells Fargo Bank, N.A. successor by merger to :  
Wells Fargo Bank Minnesota, National Association,  
by its attorney in fact, Ocwen Federal Bank FSB :

VS.

: NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND  
JAY B. REICHENBACH

: 2005-ED-3

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

TO: BONNIE J. REICHENBACH  
563 VALLEY ROAD  
DANVILLE, PA 17821

Your real estate at 563 VALLEY ROAD, DANVILLE, PA 17821 is scheduled to be sold at Sheriff's Sale on , 2005 at A.M/P.M, in the Columbia County Courthouse, Bloomsburg, PA 17815, (subject to change without further notice) to enforce the court judgment of \$71,717.35 obtained by Ocwen Federal Bank FSB against you.

**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 cancelled if you pay to Stern and Stercho the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern and Stercho, telephone (215) 572-8111.
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 Stern and Stercho, telephone (215) 572-8111.
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 Stern and Stercho, telephone (215) 572-8111.
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 a 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 Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 334-6781 x230 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

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VS.

: NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND  
JAY B. REICHENBACH

: *2005. ED. 3*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

RICHARD F. STERN, attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 563 VALLEY ROAD, DANVILLE, PA 17821.

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

Bonnie J. Reichenbach  
563 Valley Road  
Danville, PA 17821

2. Name and address of Defendant(s) in the judgment:

Bonnie J. Reichenbach  
563 Valley Road  
Danville, PA 17821

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

N/A

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

N/A

5. Name and address of every other person who has any record lien on the property:

N/A

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:

N/A

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:

Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17185

Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

Date: 1/5/05

STERN AND STERCHO

BY: 

RICHARD F. STERN,  
Attorney for Plaintiff

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

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I.D. #03315

Wells Fargo Bank, N.A. successor by merger to :  
Wells Fargo Bank Minnesota, National Association,  
by its attorney in fact, Ocwen Federal Bank FSB :

VS. : NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND :  
JAY B. REICHENBACH

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

TO: BONNIE J. REICHENBACH  
563 VALLEY ROAD  
DANVILLE, PA 17821

Your real estate at 563 VALLEY ROAD, DANVILLE, PA 17821 is scheduled to be sold at Sheriff's Sale on , 2005 at A.M/P.M, in the Columbia County Courthouse, Bloomsburg, PA 17815, (subject to change without further notice) to enforce the court judgment of \$71,717.35 obtained by Ocwen Federal Bank FSB against you.

**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 cancelled if you pay to Stern and Stercho the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Stern and Stercho, telephone (215) 572-8111.
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 Stern and Stercho, telephone (215) 572-8111.
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.
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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 a 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 Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. 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 date of filing of said schedule. You should check with the Sheriff's Office by calling (717) 334-6781 x230 to determine the actual date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house 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.**

**SUSQUEHANNA LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760**

COURT OF COMMON PLEAS OF COLUMBIA COUNTY  
CIVIL ACTION-LAW

RICHARD F. STERN, ESQUIRE  
STERN AND STERCHO  
410 The Pavilion  
Jenkintown, PA 19046  
(215) 572-8111  
I.D. #03315

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VS. : NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND :  
JAY B. REICHENBACH

RE PREMISES: 563 VALLEY ROAD, DANVILLE, PA 17821

Domestic Relations  
P.O. Box 380  
Bloomsburg, PA 17185

Dear Sir or Madam:

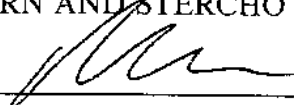
Please be advised that I represent the above creditor which has a judgment against the above defendant(s). As a result of a default, the above referenced premises, also described on the attached sheet, will be sold by the Sheriff of Columbia County on , 2005 in the Columbia County Courthouse, Bloomsburg, PA (subject to change without further notice).

The sale is being conducted pursuant to the judgment in the amount of \$71,717.35 plus interest thereon entered in the above matter in favor of plaintiff against the above-named defendant(s) who are also the real owner(s) of said premises. I have discovered that you may have a lien and/or interest in the premises to be sold. This notice is given so that you can protect your interest, if any, in the lien you have on the premises.

A Schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

STERN AND STERCHO

1/5/05

BY:   
RICHARD F. STERN,  
Attorney for Plaintiff



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VS. : NO. 2004 CV 1328 MF

BONNIE J. REICHENBACH AND :  
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Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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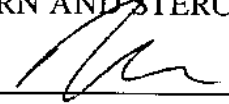
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STERN AND STERCHO

1/5/05

BY:   
RICHARD F. STERN,  
Attorney for Plaintiff

ALL THAT CERTAIN piece of parcel of land situate in Montour Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the northern edge of right-of-way of Township Route No. 416; said iron pin also being the southeast corner of lands of Harry A. Derr, Jr., and the southwest corner of lands herein described; then by lands of Derr North 4 degrees 31 minutes 23seconds West 209.36 feet to an iron pin; then by lands of Sharon J. Lanning North 83 degrees 09 minutes 37 seconds East 123.80 feet to an existing iron pipe; then by lands of Betty J. Long South 6 degrees 15 minutes 43 seconds East 210.43 feet to an existing iron pipe on the northern edge of right-of-way of Township Route No. 416; then by the said edge of Township Route No. 416 South 83 degrees 05 minutes 40 seconds West 102.90 feet; then by the same south 86 degrees 00 minutes 42 seconds west 27.28 feet to the place of beginning. Containing .0613 acres of land.

BEING the same premises which Carolyn E. Pataconi and Thomas D. Pataconi, wife and husband, by Deed dated May 1, 2002, and recorded granted and conveyed unto Jay. B. Reichenbach and Bonnie J. Reichenbach, in fee.

25-02-037-11.000

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VS.

: NO. 2004 CV 1328 MF

: 2005-ED 3

BONNIE J. REICHENBACH AND  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

RICHARD F. STERN, attorney for Plaintiff in the above caption, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 563 VALLEY ROAD, DANVILLE, PA 17821.

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

Bonnie J. Reichenbach  
563 Valley Road  
Danville, PA 17821

2. Name and address of Defendant(s) in the judgment:

Bonnie J. Reichenbach  
563 Valley Road  
Danville, PA 17821

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

N/A

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

N/A

5. Name and address of every other person who has any record lien on the property:

N/A

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:

N/A

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:

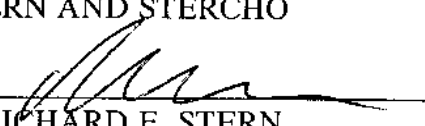
Domestic Relations  
P.O. Box 380  
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Tax Claim Bureau  
Columbia County Courthouse  
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I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 1/5/05

STERN AND STERCHO

BY:   
RICHARD F. STERN,  
Attorney for Plaintiff

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CIVIL ACTION-LAW

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STERN AND STERCHO

1/5/05

BY:   
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Attorney for Plaintiff

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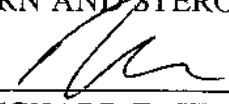
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STERN AND STERCHO

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BY:   
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25-02-037-11.000

ORDER FOR SERVICE

DATE 1/5/05

PROTHY. NO. 2004 CV 1328 MF

TO: SHERIFF OF COLUMBIA COUNTY

FROM: RICHARD F. STERN, ESQ.  
410 THE PAVILION  
JENKINTOWN, PA 19046  
(215) 572-8111

☒ WRIT AND OR  
COMPLAINT  
ASSUMPSIT  
TRESPASS  
EQUITY  
DIVORCE

WELLS FARGO BANK, N.A.

Plaintiff

Vs.

BONNIE J. REICHENBACH AND JAY B. REICHENBACH

Defendant

SERVE AT: (If R.D. Address must include specific instructions, also must have Apt. Number and Apt. Bldg. Number)

BONNIE J. REICHENBACH

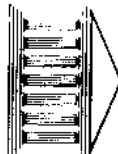
STREET 563 VALLEY ROAD, DANVILLE, PA 17821

POST OFFICE

TOWNSHIP

SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVICE WAS NOT MADE BECAUSE



STERN AND STERCHO  
ATTORNEYS AT LAW  
410 THE PAVILION  
JENKINTOWN, PA 19046

REMITTANCE ADVISE									

3-7380 2360

1559

PAY *One thousand three hundred fifty* 1000 DOLLARS

DATE

TO THE ORDER OF

CHECK AMOUNT

*11/6/05* *Henry Columbus Condy* *Ulrichsbach*

*1375.00*

TRUST ACCOUNT

FIRSTTRUST BANK

*Mary Davis*

⑈001559⑈ ⑆23607380⑆ 70 320044⑈

THIS DOCUMENT CONTAINS GREAT SENSITIVE INFORMATION. DO NOT DISCLOSE TO ANY OTHER PERSON WITHOUT THE WRITTEN PERMISSION OF THE ISSUING AGENCY.