

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Christopher & Jamie Blum

NO. 128-10 ED NO. 60-10 JD

DATE/TIME OF SALE: Dec 8 0930

BID PRICE (INCLUDES COST) \$ 2433.84

POUNDAGE - 2% OF BID \$ 48.68

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2482.52

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): James F. Mull

TOTAL DUE: \$ 2482.52

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1132.52

SHERIFF'S SALE COST SHEET

Wells Fargo Bank NA vs. Christopher & Jamie Blum
 NO. 128-10 ED NO. 60-10 JD DATE/TIME OF SALE Dec 8 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>56.50</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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>500.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>954.42</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1179.42</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>523.92</u>	
WATER 20	\$	
TOTAL *****		\$ <u>523.92</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2433.84



Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000 Ext 1477
Fax: 215-567-0072
Nora.ferrer@fedphe.com

December 21, 2010

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

Re: Christopher J. Blan & Jamie N. Blan
313 East Front Street
Berwick, PA 18603
No. 2010-CV-60

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," to FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, Suite 202 McLean, VA 22102.

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

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

Thank you in advance for your cooperation in this matter.

Very truly Yours,

Nora Ferrer
On behalf of Phelan Hallinan & Schmieg, LLP
Enclosure

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Telephone Number:

PHILAN HALLINAN & SCHMIEG, LLP

Suite 1400

Area Code (215) 563-7000

Street Address

One Penn Center at Suburban Station
1617 JFK Blvd.

City

Philadelphia

State

PA

Zip Code

19103

B TRANSFER DATA

C. Date of Acceptance of Document

December 10, 2010

Grantor(s)/Lessor(s)

Timothy T. Chamberlain - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address

P.O. Box 380, 35 W. Main St.

Street Address

8200 Jones Branch Drive, Suite 202

City

Bloomsburg

State

PA

Zip Code

17815

City

McLean

State

VA

Zip Code

22102

D. REAL ESTATE LOCATION

Street Address

313 East Front Street, Berwick, PA 18603

City, Township, Borough

Berwick Borough

County

COLUMBIA

School District

Berwick SD

Tax Parcel Number

04-A07-028

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

1. Actual Cash Consideration

\$2,433.84

2. Other Consideration

+ -0-

3. Total Consideration

= \$2,433.84

4. County Assessed Value

\$28,519.00

5. Common Level Ratio Factor

x 3.69

6. Fair Market Value

= \$ 105,235.11

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

1c. Percentage of Grantor's Interest Conveyed

100 %

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from 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.)

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (if condemnation or in lieu of condemnation, attach a copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles)

☒ Other (Please explain exemption claimed, if other than listed above.)

TRANSFER TO FEDERAL HOME LOAN MORTGAGE CORPORATION. This transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1452(e)

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

Nora M. Ferrer

Date:

December 10, 2010

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360
CHECK NO
1038535

JUN 12/2010

DATE	AMOUNT
12/10/2010	*****1,132.52

Void after 180 days

Pay ONE THOUSAND ONE HUNDRED THIRTY TWO AND 52/100 DOLLARS

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

Frank S. Hallinan

⑈1038535⑈ ⑆036001808⑆35 150855 6⑈

ENTITY VENDOR
FAP Sheriff of Columbia Co [SCOLU]

CHECK DATE CHECK NO.
10/2010 1038039

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
2010010	00020200	12/19/2010		226724	1,132.52	0.00	1,132.52
RME 226724 0257764991 BLAN, CHRISTOPHER							
							1,132.52

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

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	128ED2010%	To	
		To	
		To	
		To	

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
<u>33821</u>	<u>33821</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33822</u>	<u>33822</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33823</u>	<u>33823</u>	<u>US DEPT OF JUSTICE</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33824</u>	<u>33824</u>	<u>COMMONWEALTH OF PA</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33825</u>	<u>33825</u>	<u>DEPT OF PUBLIC WELFARE</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33826</u>	<u>COP</u>	<u>COMMONWEALTH OF PENNSYLVANIA</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33827</u>	<u>FAIR</u>	<u>OFFICE OF P.A.I.A.</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33828</u>	<u>SBA</u>	<u>U.S. Small Business Administration</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>
<u>33829</u>	<u>IRS</u>	<u>INTERNAL REVENUE SERVICE</u>	<u>Sheriff</u>	<u>128ED2010</u>	<u>8/27/2010</u>	<u>POST</u>	<u>91719</u>

Records: 1 - 9 of 9



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4097. Our records indicate that this item was delivered on 08/31/2010 at 07:12 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

[Handwritten signature]
CR's
LAC & Lender

Address of Recipient:

2676

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4110. Our records indicate that this item was delivered on 09/01/2010 at 08:21 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan Melendez
Susan Melendez

Address of Recipient:

PO Box 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4110. Our records indicate that this item was delivered on 09/01/2010 at 08:21 a.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan Helander
Susan Helander

Address of Recipient:

PO Box 11754

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4127. Our records indicate that this item was delivered on 09/02/2010 at 10:12 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink that appears to read "Joseph Mohr". The signature is written in a cursive style with a horizontal line at the end.

Address of Recipient:

HQ441
100 Northland Dr
Harrisburg PA 17107

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 4134. Our records indicate that this item was delivered on 09/02/2010 at 07:15 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Christopher J. H. 8170".

Address of Recipient:

A handwritten address in black ink, appearing to read "8170".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4165. Our records indicate that this item was delivered on 09/01/2010 at 11:07 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink, appearing to read "Don Jefferson", written over a horizontal line.

Address of Recipient:

A handwritten address in black ink, "SBA 1150 1st Ave #100", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

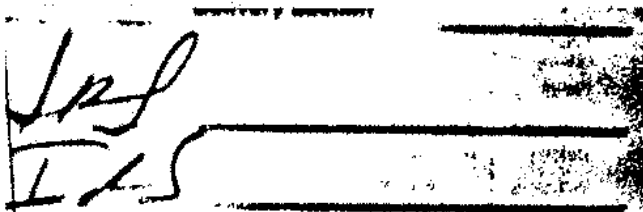


Date Produced: 09/06/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 4172. Our records indicate that this item was delivered on 09/01/2010 at 08:32 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2010 ED AND CIVIL WRIT NO. 60 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA. 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northernly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northernly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northernly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northernly line of East Front Street; THENCE in a Westerly direction along the Northernly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick, UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

TERMS OF SALE

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

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

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

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

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

According to law deposes and says that Press Enterprise is at its principal office and place of business at 3185 County of Columbia and State of Pennsylvania, and was 1902, and has been published daily, continuously in said day and on the attached notice October 6, 13, 20, 2010 as it is one of the officers or publisher or designated agent of paper in which legal advertisement was published; that se is interested in the subject matter of said notice and gations in the foregoing statement as to time, place, and

I depose this 20th day of October, 2010

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2011

Member, Pennsylvania Association of Notaries

....., 20....., I hereby certify that the advertising and \$.....for publishing the foregoing notice, and the aid in full.

1617 John F Kennedy Blvd
Suite 1430
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Reggie Smith
Fax: 570-389-5625 **Date:** October 12, 2010
Phone: **Pages:** 1
Re: Postpone Sale Date **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 30 days. Currently the sale is set for October 27, 2010 at 9:30 AM. Please accept this as a postponement request & provide a new sale date and time as soon as possible.

Loan #: 0257764977
FC Defendants: BLAN, CHRISTOPHER J.
 BLAN, JAMIE N.
Property: 213 EAST FRONT STREET
 BERWICK, PA 18603-4811
County: COLUMBIA
Docket #: 2010-CV-60

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Reggie Smith

Phone - 215-320-0007 Ext 1531

Fax - 215-563-8656

*Sale Dec 8, 2010
at 9:30 AM*

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan &
Schmieg, LLP**

Fax

To: Columbia County Sheriff Office **From:** Reggie Smith
Fax: 570-389-5625 **Date:** October 12, 2010
Phone: **Pages:** 1
Re: Postpone Sale Date **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 30 days. Currently the sale is set for October 27, 2010 at 9:30 AM. Please accept this as a postponement request & provide a new sale date and time as soon as possible.

Loan #: 0257764977
FC Defendants: BLAN, CHRISTOPHER J.
BLAN, JAMIE N.
Property: 313 EAST FRONT STREET
BERWICK, PA 18603-4811
County: COLUMBIA
Docket #: 2010-CV-60

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Reggie Smith

Phone - 215-320-0007 Ext 1531

Fax - 215-563-8656

Sale Dec. 8 9:30 AM

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

SUE FRUIT
Legal Assistant, 1276

Representing Lenders in
Pennsylvania and New Jersey

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

No. 2010-CV-60

Re: WELLS FARGO BANK, N.A. VS. CHRISTOPHER J. BLAN, and JAMIE N. BLAN
No. 2010-CV-60

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 10/27/2010 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:
SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

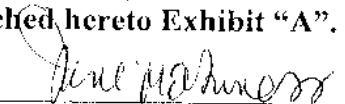
CHRISTOPHER J. BLAN
JAMIE N. BLAN
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-60
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


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

Date: 10-4-10

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

CHRISTOPHER J. BLAN
JAMIE N. BLAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-60**
:
: **COLUMBIA COUNTY**

PHS # 226724

AMENDED
AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **313 EAST FRONT STREET, BERWICK, PA 18603-4811**.

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

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

CHRISTOPHER J. BLAN

313 EAST FRONT STREET
BERWICK, PA 18603-4811

JAMIE N. BLAN

313 EAST FRONT STREET
BERWICK, PA 18603-4811

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)

LVNV Funding, LLC

15 S. Main Street, Suite 500
Greenville, SC 29601

LVNV Funding, LLC
C/o David J. Apothaker

Apothaker & Associates, P.C.
520 Fellowship Road, C306
Mount Laurel, NJ 08054

Palisades Collection, LLC

210 Sylvan Avenue, Suite 1
Englewood Cliffs, NJ 07632

Palisades Collection, LLC
C/o David J. Apothaker

Apothaker & Associates, P.C.
520 Fellowship Road, C306
Mount Laurel, NJ 08054

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

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

None.

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

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**313 EAST FRONT STREET
BERWICK, PA 18603-4811**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania
Department of Welfare**

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

Internal Revenue Service Advisory

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

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

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

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

**6th Floor, Strawberry Sq.
Dept 28061, Harrisburg, PA 17128**

**Internal Revenue Service
Federated Investors Tower**

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

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

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

By: Jane Hallinan
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Name and
Address
Of Sender



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

JOT/PAS - 10/27/2010 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 313 EAST FRONT STREET BERWICK, PA 18603-4811		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 2806L, Harrisburg, PA 17128		
7		Internal Revenue Service Federated Investors Tower 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
8		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
9				
10				



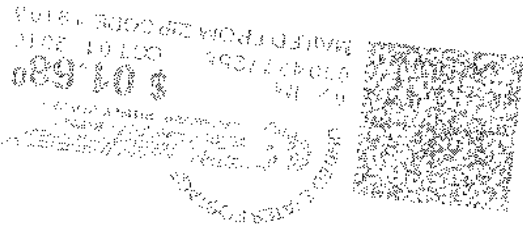
RE: CHRISTOPHER J. BLAN (COLUMBIA) TEAM 3 PHS# 226724 PG 1 OF 1

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. R900 S913 and S921 for limitations of coverage. See Domestic Mail Manual
--	---	---	--

Name and
Address
Of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1		LVNV Funding, LLC 15 S. Main Street, Suite 500 Greenville, SC 29601		
2		LVNV Funding, LLC C/o David J. Apothaker Apothaker & Associates, P.C. 520 Fellowship Road, C306 Mount Laurel, NJ 08054		
3		Palisades Collection, LLC 210 Sylvan Avenue, Suite 1 Englewood Cliffs, NJ 07632		
4		Palisades Collection, LLC C/o David J. Apothaker Apothaker & Associates, P.C. 520 Fellowship Road, C306 Mount Laurel, NJ 08054		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14		RE: Christopher J. Blan	Columbia 10/27/10 sale	TEAM 5
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	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.	
		Postmaster, Per (Name of Receiving Employee)	SX	



September 9, 2010

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

WELLS FARGO BANK, N.A.

VS.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

DOCKET # 128ED2010

JD # 60JD2010

Dear Timothy:

The amount due on the sewer account #106792 for the property located at 313 E. Front Street Berwick, Pa through December 31, 2010 is **\$523.92**.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 8/27/2010

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 128FD2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN
JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON KELLY CARRA

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 08.31.10 TIME 0845 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

08.31.10



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK NA

VS.

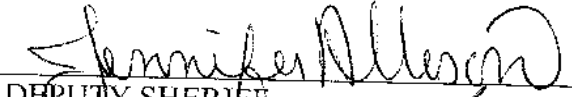
CHRISTOPHER & JAMIE BLAN

WRIT OF EXECUTION #128 OF 2010 ED

POSTING OF PROPERTY

SEPTEMBER 15, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTOPHER & JAMIE BLAN AT 313 E FRONT STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JENNIFER ALLISON.

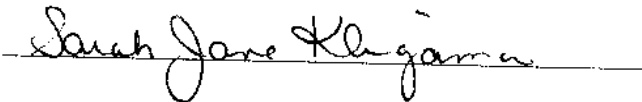
SO ANSWERS:

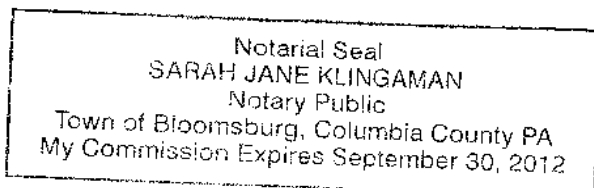

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF SEPTEMBER 2010





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SHERIFF'S RETURN OF NO SERVICE

WELLS FARGO BANK, N.A.

128ED2010

VS.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 8/31/2010 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Tuesday, August 31, 2010


NOTARY PUBLIC

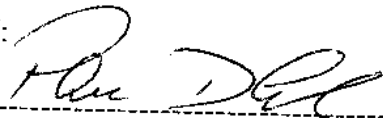
Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SO ANSWERS :



TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:



P. D'ANGELO
DEPUTY SHERIFF

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



September 9, 2010

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

WELLS FARGO BANK, N.A.

VS.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

DOCKET # 128ED2010

JD # 60JD2010

Dear Timothy:

The amount due on the sewer account #106792 for the property located at 313 E. Front Street Berwick, Pa through December 31, 2010 is **\$523.92**.

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

Sincerely,

Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

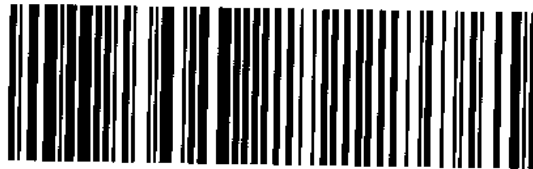
1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 4141

COMMONWEALTH OF PENNSYLVANIA
DEPT OF REV SHERIFF SALE
DEPARTMENT 281230
HARRISBURG PA 17128

128ED2010

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, August 27, 2010

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

WELLS FARGO BANK, N.A.
VS
CHRISTOPHER J. BLAN
JAMIE N. BLAN

DOCKET # 128ED2010

JD # 60JD2010

Dear Sir:

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

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

Respectfully,

A handwritten signature in black ink that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2010-CV-60
:
: COLUMBIA COUNTY
:
Defendant(s) :

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHRISTOPHER J. BLAN
JAMIE N. BLAN
313 EAST FRONT STREET
BERWICK, PA 18603-4811

****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 **313 EAST FRONT STREET, BERWICK, PA 18603-4811** is scheduled to be sold at the Sheriff's Sale on October 27, 2010 at 9:30 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$153,729.84** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-60

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN

JAMIE N. BLAN

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

(Municipality)

313 EAST FRONT STREET, BERWICK, PA 18603-4811

Parcel No. 04-A07-028

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: \$153,729.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 8/27/2010

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 128ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN

JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

VACANT - P.O.
HAS NO INFO.

PERSON/CORP TO SERVED

JAMIE BLAN

313 EAST FRONT STREET

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

VEHICLE HAS
ARKANSAS TAGS ?

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

08-30-10

0845

D'ANGELO

APPEARS VACANT

DEPUTY

Phil D'Angelo

DATE

08-31-10

UNABLE TO LOCATE

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-60

2010-ED-128
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: 313 EAST FRONT STREET, BERWICK, PA 18603-4811
(See Legal Description attached)

Amount Due	\$153,729.84
Additional Fees and Costs	\$1,345.00
Interest from 07/24/2010 to Date of Sale @ \$25.27 per diem	\$_____ and costs.

Dated

Aug. 27, 2010
(SEAL)

PHS # 226724

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

Frank W. Cook, Esq., Prothonotary
1000 Locust St., 2nd Floor, Harrisburg, PA 17102
717.634.1234

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Address where papers may be served:

CHRISTOPHER J. BLAN
313 EAST FRONT STREET
BERWICK, PA 18603-4811

JAMIE N. BLAN
313 EAST FRONT STREET
BERWICK, PA 18603-4811

\$115.00 Pd
\$225.00 Pd
\$10.00

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2010-CV-60
:
: COLUMBIA COUNTY
:
Defendant(s) :

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CHRISTOPHER J. BLAN
JAMIE N. BLAN
313 EAST FRONT STREET
BERWICK, PA 18603-4811

****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 **313 EAST FRONT STREET, BERWICK, PA 18603-4811** is scheduled to be sold at the Sheriff's Sale on October 27, 2010 at 9:30 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$153,729.84** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Colombia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half ($49 \frac{1}{2}$) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-60

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN

JAMIE N. BLAN

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

(Municipality)

313 EAST FRONT STREET, BERWICK, PA 18603-4811

Parcel No. 04-A07-028

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,729.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 8/27/2010

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 128ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN

JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTOPHER BLAN	MORTGAGE FORECLOSURE
313 EAST FRONT STREET	
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

P. D'Angelo

DATE

08-31-10

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa. C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-60

2010-ED-128
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: 313 EAST FRONT STREET, BERWICK, PA 18603-4811
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 07/24/2010 to Date of Sale

@ \$25.27 per diem

\$153,729.84

\$1,345.00

\$_____ and costs.

Dated

Aug. 27, 2010
(SEAL)

PHS # 226724

Jamie B. Kline
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Prothonotary
My Comm. Exp. 3/31/2012

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
vs. : NO. 2010-CV-60
:

CHRISTOPHER J. BLAN
JAMIE N. BLAN

: COLUMBIA COUNTY
:
Defendant(s) :

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Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-60

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN

JAMIE N. BLAN

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

(Municipality)

313 EAST FRONT STREET, BERWICK, PA 18603-4811

Parcel No. 04-A07-028

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,729.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 8/27/2010

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 128ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN
JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08.30.10 TIME 1420 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

P. D'Angelo

DATE 08.30.10

Tax Notice 2010 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BLAN CHRISTOPHER J & JAMIE N
 313 EAST FRONT STREET
 BERWICK PA 18603

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

FOR: COLUMBIA County

DATE
 03/01/2010

BILL NO.
 2647

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	28,519	6.146	171.77	175.28	192.81
FIRE		1.345	37.59	38.36	42.20
LIGHT		1.25	34.94	35.65	37.43
BORO RE		1.75	48.91	49.91	52.41
		11.1	310.23	316.56	332.39

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

CNTY

TWP

April 30
 If paid on or before

June 30
 If paid on or before

June 30
 If paid after

Discount 2%
 Penalty 10%
 PARCEL: 04A-07-028-00,000
 313 E FRONT ST
 .1171 Acres
 Land
 Buildings
 Total Assessment

This tax returned to courthouse on:
 January 1, 2011
 CK 60344
 FILE COPY
 CK
 700605350
 4-19-10

BERWICK AREA SCHOOL DISTRICT

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 P WICK, PA 18603

HOURS Mon, Tue, Thur, 9:30am-4:00pm
 Closed Wednesday and Friday
 Closed Holidays
PHONE 570-752-7442

NO REFUNDS UNDER \$5.00

BLAN CHRISTOPHER J & JAMIE N
 313 EAST FRONT STREET
 BERWICK PA 18603

PARCEL 04A07 02800000
PROPERTY DESCRIPTION
 313 E FRONT ST
 20070-7895
 0.12 ACRES

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	28519	45.0000	1257.69	1283.36	1411.70
PAY THIS AMOUNT			1257.69	1283.36	1411.70
IF PAID ON OR BEFORE			Aug. 31	IF PAID ON OR BEFORE	IF PAID AFTER
			Oct. 31		Nov. 1

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

Tim Co Boro pd by Wells Forge
 Sh not pd as of 8/30/10
 Connie

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/27/2010

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 128ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN
JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Maureen Coe

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8/30/10 TIME 0933 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Allison

DATE

8/30/10

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

Date: 08/30/2010

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 8609

BLAN CHRISTOPHER J & JAMIE N
313 EAST FRONT STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20070 -7895
Location: 313 E FRONT ST P L 9
Parcel Id: 04A-07 -028-00,000

Assessment: 28,519

Balances as of 08/30/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/27/2010

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 128ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT CHRISTOPHER J. BLAN
JAMIE N. BLAN

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Renae Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 8/30/10 TIME 0804 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA ____ POB ☒ POE ____ CCSO ____
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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

8/30/10

SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 128 OF 2010 ED AND CIVIL WRIT NO. 60 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

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Tax Parcel # 04-A07-028

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Francis Hallinan
1617 JFK Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

REAL ESTATE OUTLINE

ED # 128-0

DATE RECEIVED 8-27-10

DOCKET AND INDEX 8-27-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR _____

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

☒
☒
☒
☒
☒
☒
☒
☒

CK# 995733

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Oct. 27, 10 TIME 0930

Sept. 12, 10

1ST WEEK Oct. 6

2ND WEEK 13

3RD WEEK 20, 10

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

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-60

2010-ED-128
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: 313 EAST FRONT STREET, BERWICK, PA 18603-4811
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 07/24/2010 to Date of Sale

@ \$25.27 per diem

\$153,729.84

\$1,345.00

\$_____ and costs.

Dated

Aug. 27, 2010
(SEAL)

PHS # 226724

Jami B. Kline

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

Printed Name of Prothonotary
Not Clerk. Not to be used as 2010

Document Receipt

Trans # 33821 Carrier / service: POST 2PM 8/27/2010

Ship to: 33821

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000004097

Doc Ref #: 128ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 33822 Carrier / service: POST 2PM 8/27/2010

Ship to: 33822

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000004103

Doc Ref #: 128ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 33823 Carrier / service: POST 2PM 8/27/2010

Ship to: 33823

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000004110

Doc Ref #: 128ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 33824 Carrier / service: POST 2PM 8/27/2010

Ship to: 33824

COMMONWEALTH OF PA

DEPT 28061

Tracking #: 9171924291001000004127

Doc Ref #: 128ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 33825 Carrier / service: POST 2PM 8/27/2010

Ship to: 33825

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000004134

Doc Ref #: 128ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 33826 Carrier / service: POST 2PM 8/27/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000004141

Doc Ref #: 128ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 33827 Carrier / service: POST 2PM 8/27/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000004158

Doc Ref #: 128ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 33828 Carrier / service: POST 2PM 8/27/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000004165

Doc Ref #: 128ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 33829 Carrier / service: POST 2PM 8/27/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000004172

Doc Ref #: 128ED2010

PHILADELPHIA PA 19106

WELLS FARGO BANK, N.A.
Plaintiff

v.

CHRISTOPHER J. BLAN
JAMIE N. BLAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-60**
:
: **COLUMBIA COUNTY**

128

PHS # 226724

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **313 EAST FRONT STREET, BERWICK, PA 18603-4811**.

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

CHRISTOPHER J. BLAN **313 EAST FRONT STREET**
BERWICK, PA 18603-4811

JAMIE N. BLAN **313 EAST FRONT STREET**
BERWICK, PA 18603-4811
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

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

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

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

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

None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT **313 EAST FRONT STREET**
BERWICK, PA 18603-4811

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**Commonwealth of Pennsylvania
Department of Welfare**

Internal Revenue Service Advisory

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

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

**Internal Revenue Service
Federated Investors Tower**

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

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

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

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

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

**6th Floor, Strawberry Sq.
Dept 28061, Harrisburg, PA 17128**

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

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

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

August 23, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
vs. : NO. 2010-CV-60
:
CHRISTOPHER J. BLAN : COLUMBIA COUNTY
JAMIE N. BLAN :
:
Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CHRISTOPHER J. BLAN
JAMIE N. BLAN
313 EAST FRONT STREET
BERWICK, PA 18603-4811**

****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 **313 EAST FRONT STREET, BERWICK, PA 18603-4811** 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 **\$153,729.84** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-60

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN

JAMIE N. BLAN

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

(Municipality)

313 EAST FRONT STREET, BERWICK, PA 18603-4811

Parcel No. 04-A07-028

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,729.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-60

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN

JAMIE N. BLAN

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

(Municipality)

313 EAST FRONT STREET, BERWICK, PA 18603-4811

Parcel No. 04-A07-028

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$153,729.84

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

Plaintiff

CHRISTOPHER J. BLAN

JAMIE N. BLAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-60 CD

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-60

Defendant
CHRISTOPHER J. BLAN
JAMIE N. BLAN

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)
313 EAST FRONT STREET

BERWICK, PA 18603-4811

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number
(215)563-7000

Date
8/26/2010

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-60

Defendant
CHRISTOPHER J. BLAN
JAMIE N. BLAN

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.

CHRISTOPHER J. BLAN

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

313 EAST FRONT STREET

BERWICK, PA 18603-4811

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 Original or requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
8/26/2010

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.

Plaintiff WELLS FARGO BANK, N.A.	Expiration date
Defendant CHRISTOPHER J. BLAN JAMIE N. BLAN	Court Number 2010-CV-60 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.
CHRISTOPHER J. BLAN
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
313 EAST FRONT STREET

BERWICK, PA 18603-4811

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 whomsoever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 8/26/2010
---	--	--------------------------

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
WELLS FARGO BANK, N.A.

Court Number
2010-CV-60

Defendant
CHRISTOPHER J. BLAN
JAMIE N. BLAN

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.
JAMIE N. BLAN

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

BERWICK, PA 18603-4811

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date
8/26/2010

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.

Plaintiff WELLS FARGO BANK, N.A.	Expiration date
Defendant CHRISTOPHER J. BLAN JAMIE N. BLAN	Court Number 2010-CV-60 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
JAMIE N. BLAN
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
313 EAST FRONT STREET

BERWICK, PA 18603-4811

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</u> Plaintiff <div style="text-align: center;"><i>[Signature]</i></div> Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 8/26/2010
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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__	<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 _____							

LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land, together with a large two and one-half story frame dwelling house and frame garage thereon erected, situate on the Northerly side of East Front Street, between Chestnut and Walnut Streets, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly side of East Front Street, between Chestnut and Walnut Streets, at corner of Lot No. 95 as marked and numbered in the General Plan of the Borough of Berwick; THENCE in a Northerly direction along the Easterly line of Lot No. 95, a distance of One Hundred One (101) feet Six (6) inches to line of land now or late of William O. Oliver; THENCE in an Easterly direction and on a line parallel with the East Front Street a distance of Forty-Nine (49) feet and Six (6) inches to the Westerly line of Lot No. 103, now or late of the property of Iona Seely; THENCE in a Southerly direction along the Westerly line of Lot No. 103, a distance of One Hundred One (101) feet Six (6) inches to the Northerly line of East Front Street; THENCE in a Westerly direction along the Northerly line of East Front Street a distance of Forty-nine (49) and one-half (49 1/2) feet to the corner of Lot No. 95, the place of BEGINNING.

THIS description is to cover and this deed to convey the Southerly part of Lot No. 96 as marked and numbered in the general plan of in lots in the Borough of Berwick.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants and exceptions as may be set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Blan and Jamie N. Blan, h/w, by Deed from Adam C. Sorber and Michelle J. Sorber, his wife, dated 07/26/2007, recorded 07/31/2007 in Instrument Number 200707895.

Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

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

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2010-CV-60
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due	\$153,729.84
Additional Fees and Costs	\$1,345.00
Interest from 07/24/2010 to Date of Sale @ \$25.27 Per diem	\$_____ and costs.

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Note: Please attach description of Property.

PHS # 226724

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Premises being: 313 EAST FRONT STREET, BERWICK, PA 18603-4811

Tax Parcel # 04-A07-028

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

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

CHRISTOPHER J. BLAN
JAMIE N. BLAN
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-60**
:
: **COLUMBIA COUNTY**
:
:

CERTIFICATION

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

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

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

CHRISTOPHER J. BLAN
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Defendant(s)

: **COURT OF COMMON PLEAS**
:
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:
: **NO. 2010-CV-60**
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By 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

**CHRISTOPHER J. BLAN
JAMIE N. BLAN**

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No. 2010-CV-60**
:

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 defendants are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant CHRISTOPHER J. BLAN is over 18 years of age and resides at 313 EAST FRONT STREET, BERWICK, PA 18603-4811.

(c) that defendant JAMIE N. BLAN is over 18 years of age and resides at 313 EAST FRONT STREET, BERWICK, PA 18603-4811.

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



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☒ Francis S. Hallinan, Esq., Id. No. 62695
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- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
15-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

CHRISTOPHER J. BLAN
JAMIE N. BLAN

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
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Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
995133

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/23/2010	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

⑈995133⑈ ⑆036001808⑆36 150866 6⑈