

SHERIFF'S SALE COST SHEET

NO. Wells Fargo vs. Stiver
 NO. 67-10 ED NO. 57-10 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>245.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>0.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>22.00</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>10.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>490.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>831.30</u>
SOLICITOR'S SERVICES	\$ 75.00
TOTAL ***** \$ <u>781.30</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.-</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1676.80

1354.-

Due

\$ 326.80

ENTITY VENDOR
FAP Sheriff of Columbia Co / [SCOLU]

CHECK DATE CHECK NO.
'25/2011 1059105

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1059105	000277536	02/24/2011		226967	326.00	0.00	326.00
JAG [226967] 0203901343 STEVER, AUTUMN							
67-10							326.80

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
1059105

DATE	AMOUNT
02/25/2011	*****326.80

Pay THREE HUNDRED TWENTY SIX AND 80/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

1059105 036001808036 150866 6

SHERIFF'S SALE COST SHEET

PHS#226967

Wells Fargo vs. Striver
 NO. 67-10 ED NO. 57-10 JD DATE/TIME OF SALE stay

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>68.50</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	\$33.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>10.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>490.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>831.30</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>981.30</u>

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.-</u>
TOTAL *****	\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>200.05</u>
MISC. _____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)	\$ <u>1676.80</u>
	<u>1354.-</u>

Due \$ 326.80



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

FACSIMILE TRANSMITTAL SHEET

TO: <u>PATRICK</u>	FROM: <u>Chamberlain</u>
COMPANY:	DATE: <u>1-21-11</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>5</u>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>Cost Acc</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

December 1, 2010

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
AUTUMN M. STIVER and GARRY M. STIVER
1600 ORANGE STREET BERWICK, PA 18603-2520
No.: 2010-CV-57

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for December 8, 2010 due to the following: Per Client.

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Wells Fargo Bank vs. Autumn + Garry Silver
 NO. 67-10 ED NO. 57-10 JD DATE/TIME OF SALE Dec 8 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>285.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>68.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>34.00</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>10.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>515.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>851.30</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1056.30</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>1.00</u>	
SCHOOL DIST. 20	\$ <u>1.00</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>275.11</u>	
WATER 20	\$ <u>1.00</u>	
TOTAL ***** \$ <u>276.11</u>		

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 816.71

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Acummi & Jolly Street

NO. 67-10 ED NO. 57-10 JD

DATE/TIME OF SALE: Dec 8 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

October 25, 2010

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
AUTUMN M. STIVER and GARRY M. STIVER
1600 ORANGE STREET BERWICK, PA 18603-2520
No.: 2010-CV-57

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 27, 2010 due to the following: Per Client.

The Property is to be relisted for the December 8, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
REGINALD SMITH for
Phelan Hallinan & Schmieg, LLP

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	67ED2010%	To	
		To	
		To	
		To	

Search Clear Cancel

RESULTS

Trans #	Ship To ID	ConsName	Shipper	Doc Ref #	Ship Date	Carrier	Track
22778	22778	REMIT CORPORATION	Sheriff	67ED2010	5/12/2010	POST	91719;
22779	22779	INTERNAL REVENUE SERVICE	Sheriff	67ED2010	5/12/2010	POST	91719;
22780	22780	US INTERNAL REVENUE	Sheriff	67ED2010	5/12/2010	POST	91719;
22781	22781	US DEPT OF JUSTICE	Sheriff	67ED2010	5/12/2010	POST	91719;
22782	22782	COMMONWEALTH OF PA	Sheriff	67ED2010	5/12/2010	POST	91719;
22783	22783	DEPT OF PUBLIC WELFARE	Sheriff	67ED2010	5/12/2010	POST	91719;
22784	IRS	INTERNAL REVENUE SERVICE	Sheriff	67ED2010	5/12/2010	POST	91719;
22785	FAIR	OFFICE OF F.A.I.R.	Sheriff	67ED2010	5/12/2010	POST	91719;
22786	SBA	U.S. Small Business Administration	Sheriff	67ED2010	5/12/2010	POST	91719;
22787	COP	COMMONWEALTH OF PENNSYLVANIA	Sheriff	67ED2010	5/12/2010	POST	91719;

Records: 1 - 10 of 10



Date Produced: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1805. Our records indicate that this item was delivered on 05/17/2010 at 08:37 a.m. in EAST PETERSBURG, PA, 17520. The scanned image of the recipient information is provide below.

Signature of Recipient:

[Handwritten Signature]
MRS RUTH

Address of Recipient:

Box 69-8

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 1829. Our records indicate that this item was delivered on 05/17/2010 at 10:12 a.m. in PITTSBURGH, PA, 15222. The scanned image of the recipient information is provided below

Signature of Recipient:

(Delivery Receipt)
Signature of Recipient: [Handwritten signature]

Address of Recipient:

Address of Recipient: [Handwritten address: 1135 Federal Bldg]

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1836. Our records indicate that this item was delivered on 05/17/2010 at 01:46 p.m. in HARRISBURG, PA, 17108. The scanned image of the recipient information is provided below

Signature of Recipient:

Susan McFender
Susan McFender

Address of Recipient:

P.O. 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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 1843. Our records indicate that this item was delivered on 05/17/2010 at 09:54 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 "John M. Mohr". The signature is written in a cursive style with a large initial "J".

Address of Recipient:

A handwritten address in black ink, appearing to read "1000 1843" and "Harrisburg, PA 17107". The handwriting is somewhat illegible.

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1867. Our records indicate that this item was delivered on 05/17/2010 at 08:46 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
Appeals
Adverts

Address of Recipient:

1601 M Kn

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1881. Our records indicate that this item was delivered on 05/17/2010 at 11:02 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery section
Signature of Recipient: [Handwritten signature]

Address of Recipient:

Address of Recipient: [Handwritten address]
150 1st Ave. Ste. 1001

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: 05/24/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 1898. Our records indicate that this item was delivered on 05/17/2010 at 09:54 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 "Jason Mahan". The signature is written in a cursive, flowing style.

Address of Recipient:

A handwritten address in black ink, appearing to read "1001 ... 17107". The handwriting is somewhat obscured and difficult to read fully.

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.



October 21, 2010

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

WELLS FARGO BANK, N.A.

VS.

**AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER**

DOCKET # 67ED2010

JD # 57JD2010

Dear Timothy:

The amount due on the sewer account #134480 for the property located at 1600 Orange Street Berwick, Pa through December 30, 2010 is **\$275.11.**

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

Phelan Hallinan & Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Foreclosure Manager

**Representing Lenders in
Pennsylvania and New Jersey**

August 2, 2010

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **WELLS FARGO BANK, N.A. v.**
AUTUMN M. STIVER and GARRY M. STIVER
1600 ORANGE STREET BERWICK, PA 18603-2520
Court No. 2010-CV-57

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 4, 2010 due to the following: Per Client.

The Property is to be relisted for the October 27, 2010 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
Matthew Balitzky for
Phelan Hallinan & Schmieg, LLP

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

STEPHEN AMES
Legal Assistant, 1244

**Representing Lenders in
Pennsylvania and New Jersey**

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

No. 2010-CV-57

**Re: WELLS FARGO BANK, N.A. VS. AUTUMN M. STIVER, and GARRY M. STIVER A/K/A GARRY
MICHAEL STIVER**

No. 2010-CV-57

No. 2010-ED-67

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 08/04/2010 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:

STEPHEN AMES, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff,

v.

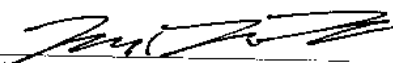
AUTUMN M. STIVER
GARRY M. STIVER
A/K/A GARRY MICHAEL STIVER
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-57
: No. 2010-ED-67

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: 7/2/10

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.	:	COURT OF COMMON PLEAS
Plaintiff	:	
v.	:	CIVIL DIVISION
	:	
AUTUMN M. STIVER	:	NO. 2010-CV-57
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	:	NO. 2010-ED-67
Defendant(s)	:	COLUMBIA COUNTY

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 **1600 ORANGE STREET, BERWICK, PA 18603-2520**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
AUTUMN M. STIVER	910 NORTH WARREN STREET, APARTMENT 5 BERWICK, PA 18603-1725
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	265 CARL STREET BLOOMSBURG, PA 17815

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)
REMIT CORPORATION ASSIGNEE OF UNIFUND CCR c/o LAURINDA J. VOELCKER, ESQ	36 WEST MAIN STREET, PO BOX 7 BLOOMSBURG, PA

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
FNB BANK, NA	200 SOUTH POPLAR STREET BERWICK, PA 18603
FNB BANK, NA	PO BOX 98 EAST PETERSBURG, PA 17520

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

**1600 ORANGE STREET
BERWICK, PA 18603-2520**

**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**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

**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**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**

**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**AUTUMN M. STIVER c/o
SUSAN M. HILL, ESQ**

**16 WEST MAIN STREET
BLOOMSBURG, PA 17815**

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

JULY 1, 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

Name and Address
 Of Sender
 Phelan Hallinan & Schmieg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

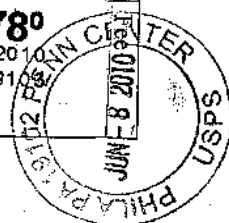
JOT/HQ

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT/OCCUPANT 1600 ORANGE STREET BERWICK, PA 18603-2520	
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	*****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	
4	*****	United States Internal Revenue Special Procedures Branch Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222	
5	*****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108	
6		AUTUMN M. STIVER c/o SUSAN M. HILL, ESQ 16 WEST MAIN STREET BLOOMSBURG, PA 17815	
7		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq., Dept 28061 Harrisburg, PA 17128	
8		Internal Revenue Service Federated Investors Tower 13th Floor, Suite 1300 1001 Liberty Avenue Pittsburgh, PA 15222	
9		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
15		RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 PHS# 226967	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



UNITED STATES POSTAGE
 02 1M
 0004277256
 \$ 03.780
 JUN 08 2010
 MAILED FROM ZIP CODE 19103



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.

Name and Address
 Of Sender
 Phelan Hallinan & Schniegg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

JSC
 JOT/Boat

SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fed. Office
1	****	REMIT CORPORATION ASSIGNEE OF UNIFUND CCR PO BOX 98 EAST PETERSBURG, PA 17520		
2	****	REMIT CORPORATION ASSIGNEE OF UNIFUND CCR c/o LAURINDA J. VOELCKER, ESQ 36 W MAIN STREET, PO Box 7 BLOOMSBURG, PA 17815		
3	****	FNB BANK, NA 200 SOUTH POPLAR STREET BERWICK, PA 18603		
4	****			
5	****			
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 PHS# 226967		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE
 PITNEY BOWES
 02 1M \$ 01.260
 0004277256 JUN 08 2010
 MAILED FROM ZIP CODE 19103



Name and Address Of Sender



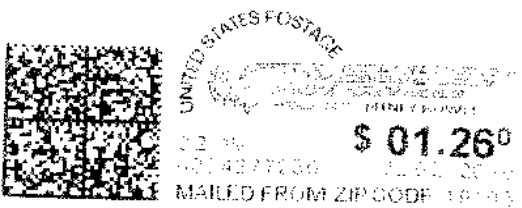
Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

JOT/SXA - 8/4/10 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	FNB BANK, NA PO BOX 98 EAST PETERSBURG, PA 17520		
2	****			
3	****			
4	****			

6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			

14	****			
15	****	RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 PHS# 226967		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



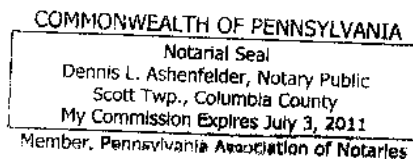
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice July 14, 21, 28, 2010 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 28th day of July, 2010

(Notary Public)



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

PLAINTIFF
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FHLMC)
COLUMBIA COUNTY

* TWO(2) ATTEMPTS!

PHS # 226967

DEFENDANT
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL
STIVER

SERVICE TEAM/ las

COURT NO.: 2010-CV-57

SERVE GARRY M. STIVER A/K/A GARRY MICHAEL TYPE OF ACTION
STIVER AT: XX Notice of Sheriff's Sale
265 CARL STREET SALE DATE: 08/04/2010
BLOOMSBURG, PA 17815

SERVED

Served and made known to GARRY M. STIVER, Defendant on the 9th day of JUNE, 2010, at 4:55, o'clock P. M., at 27 E. 4th ST, BLOOMSBURG, PA *, in the manner described below:

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

Description: Age 40 Height 5'4" Weight 200 Race W Sex M Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 9th day
of JUNE, 2010.

* DEFENDANT NO LONGER RESIDES @ S.A. INVESTIGATION
DISCLOSED THAT MR. STIVER NOW RESIDES @ 27 E. 4th ST.
BLOOMSBURG, PA

Notary: _____

By: _____

Ronald Moll

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant _____

- ☐ Vacant ☐ Bad Address ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By: _____

Notary: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
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. Tahas, 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
James McGuinness, Esq., Id. No. 90134
Chrisovalante P. Flakos, Esq., Id. No. 94620
Joshua L. Goldman, Esq., Id. No. 205047

NOT FORKINZBERG CURTIS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

PLAINTIFF
WELLS FARGO BANK, N.A.

AFIDAVIT OF SERVICE (PHLMC)
COLUMBIA COUNTY

PHS # 226967

DEFENDANT
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL
STIVER

SERVICE TEAM/ las

COURT NO.: 2010-CV-57

SERVE AUTUMN M. STIVER AT:
910 NORTH WARREN STREET
APARTMENT 5
BERWICK, PA 18603-1725

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 08/04/2010

SERVED

Served and made known to AUTUMN M. STIVER Defendant on the 6th day of JUNE, 20 10, at 4:50, o'clock P. M., at 910 N. WARREN ST, APTS, BERWICK, PA, in the manner described below:
☒ Defendant personally served.

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

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 30^s Height 5'6" Weight 150 Race W Sex F Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed

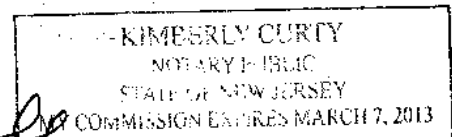
before me this 6th day

of JUNE, 2010

Notary: 

By:


NOT SERVED



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

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other:

Sworn to and subscribed

before me this _____ day

of _____, 20____.

By:

Notary:

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Halpin, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Jodith R. Romano, Esq., Id. No. 58745
Sheral 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. Flankos, Esq., Id. No. 94620
Joshua I. Gokman, Esq., Id. No. 205047



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WELLS FARGO BANK

VS.

AUTUMN & GARRY STIVER

WRIT OF EXECUTION #67 OF 2010 ED

POSTING OF PROPERTY

JUNE 30, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AUTUMN & GARRY STIVER AT 1600 ORANGE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 2ND DAY OF JULY 2010

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

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

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

WELLS FARGO BANK, N.A.

Docket # 67ED2010

VS

MORTGAGE FORECLOSURE

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY
MICHAEL STIVER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MAY 17, 2010, AT 1:00 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON AUTUMN STIVER AT 910 NORTH WARREN STREET APT 5,
BERWICK BY HANDING TO AUTUMN STIVER, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 18, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF

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

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

WELLS FARGO BANK, N.A.

Docket # 67ED2010

VS

MORTGAGE FORECLOSURE

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY
MICHAEL STIVER

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 21, 2010, AT 11:45 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GARRY STIVER AT 27 E 4TH STREET, BLOOMSBURG BY
HANDING TO GARRY STIVER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MAY 21, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

SO ANSWERS,

Timothy T. Chamberlain
SHERIFF TIMOTHY T. CHAMBERLAIN

X *J. Arter*
J. ARTER
DEPUTY SHERIFF

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ALLISON
DATE RECEIVED 5/8/2010

SERVICE# 11 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
AUTUMN STIVER C/O SUSAN HILL, ESQ
16 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Attorney Susan Hill, ESQ

RELATIONSHIP person to be served IDENTIFICATION _____

DATE 5-26-10 TIME 0925 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) Dropped served at
Columbia County Courthouse - Judge James Chambers

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

5-13-10

1038

4

- won't be in til Monday

5-17-10

0830

4

- not in yet → secretary giving me a hard time with service

DEPUTY

J. Allison

DATE

5-26-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 5/8/2010

SERVICE# 2 - OF - 20 SERVICES
DOCKET # 67ED2010

Low's

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
GARRY STIVER
265 CARL STREET BLOOMSBURG
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON GARRY STIVER

RELATIONSHIP DEF IDENTIFICATION _____

DATE 5-21-10 TIME 1145 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) UNABLE TO SERVE

ATTEMPTS
DATE

27 0920 2 4th ST Bloomsburg

TIME

OFFICER

REMARKS

5-18-10 0920 2 C.R.

5-18-10 1300 2 CK Po. He has Po Box UNABLE TO SERVE

DEPUTY

[Signature]

DATE 5-21-10

In the Court of Common Pleas of COLUMBIA County, Pennsylvania

DOMESTIC RELATIONS SECTION

NOTICE OF LIEN

67

TO:

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

FROM:

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

DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG PA 17815

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

Email:

Obligor:

GARRY M. STIVER
265 CARL STREET
BLOOMSBURG, PA 17815-3446-65

Obligee:

AUTUMN M. STIVER

IV-D Case #: 092111278

SSN: 165-64-0776 **Date of Birth:** 11/25/70

This lien results from a support order, entered on DECEMBER 10, 2009 by Pennsylvania Court of Common Pleas in COLUMBIA County, tribunal number 010520 .

As of MAY 18, 2010 , the obligor owes unpaid support in the amount of \$ 220.16 . This judgement may be subject to interest.

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

Specific description of property: 1600 ORANGE STREET, BERWICK, PA 18603-2520

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

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

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

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

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

Pat Keller
Authorized Agent

5/18/10
Date

Pat Keller 570-387-8870
Print name, e-mail address, phone and fax number 570-387-8876 Fax

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

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

☐ an attorney or entity representing the above named obligee

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

Signature

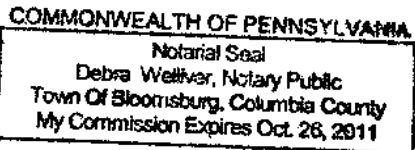
Date

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

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

State of

County of



Notary Public Debra Welliver

Date 5-18-10

My appointment expires 10-26-11

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

OMB 0970-0153 Expiration Date: 02/28/2011

PHONE
(570) 389-5622



24 HOUR PHONE
(570) 784-6300

Wednesday, May 12, 2010

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

WELLS FARGO BANK, N.A.
VS
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

DOCKET # 67ED2010

JD # 57JD2010

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO. 2010-CV-57

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

: COLUMBIA COUNTY

Defendant(s) :

67ED2010

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: AUTUMN M. STIVER
910 NORTH WARREN STREET,
APARTMENT 5
BERWICK, PA 18603-1725

GARRY M. STIVER A/K/A
GARRY MICHAEL STIVER
265 CARL STREET
BLOOMSBURG, PA 17815

****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 1600 ORANGE STREET, BERWICK, PA 18603-2520 is scheduled to be sold at the Sheriff's Sale on August 4, 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 \$57,435.62 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of Eaton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 degrees 40 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 235; THENCE in a northerly direction along the easterly line of Lot No. 235, 164 feet to the southerly side of Orange Street; THENCE South 77 degrees 40 minutes East along the southerly side of Orange Street, 46.7 feet to the westerly line of Eaton Street, THE PLACE OF BEGINNING.

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.

TITLE TO SAID PREMISES IS VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from Judy A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699.

Premises being: 1600 ORANGE STREET, BERWICK, PA 18603-2520

Tax Parcel # 04D05-221-00

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-57

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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

(Municipality)

1600 ORANGE STREET, BERWICK, PA 18603-2520

Parcel No. 04D05-221-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,435.62

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP



May 19, 2010

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

WELLS FARGO BANK, N.A.

VS.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

DOCKET # 67ED2010


JD # 57JD2010

Dear Timothy:

The amount due on the sewer account #134480 for the property located at 1600 Orange Street Berwick, Pa through September 30, 2010 is \$180.00.

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

Sincerely,


Kelly Noss
Authority Clerk

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

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

Hearing Impaired 711

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 5/8/2010

SERVICE# 1 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
AUTUMN STIVER	MORTGAGE FORECLOSURE
910 NORTH WARREN STREET APT 5	
BERWICK	

SERVED UPON AUTUMN STIVER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.17.10 TIME 1300 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

[Signature] DATE 05.17.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 5/8/2010

SERVICE# 5 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
FNB BANK
200 SOUTH POPLAR STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JEFF MAUSTELLER

RELATIONSHIP BROTH MANAGER IDENTIFICATION _____

DATE 05.17.10 TIME 1210 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

[Signature]

DATE 05.17.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 5/8/2010

SERVICE# 6 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
TENANT(S)
1600 ORANGE STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05.17.10 TIME 1235 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

[Signature]
DATE 05.17.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 5/8/2010

SERVICE# 12 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE	
BERWICK	

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

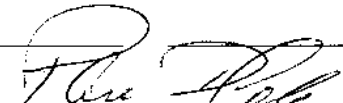
DATE 05.17.10 TIME 1310 MILEAGE _____ OTHER _____

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 05.17.10

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

FOR: COLUMBIA County		DATE		BILL NO.	
		03/01/2010		6171	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	18,849	6.146	113.53	115.85	127.44
SINKING		1.345	24.84	25.35	27.89
FIRE		1.25	23.09	23.56	24.74
LIGHT		1.75	32.33	32.99	34.64
BORO RE		11.1	205.04	209.22	219.68
PAY THIS AMOUNT		398.83		406.97	434.39
The discount & penalty have been calculated for your convenience		April 30		June 30	June 30
		If paid on or before		If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STIVER GARRY M & AUTUMN M
1600 ORANGE STREET
BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-05-221-00,000	
1600 ORANGE ST	
.177 Acres	
Land	
Buildings	
Total Assessment	
3,083	
15,766	
18,849	

This tax returned to
courthouse on:
January 1, 2011

CK 30883

FILE COPY

CK # 7007186657

4-30-10

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

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

REAL ESTATE TAX CERTIFICATION

Date: 05/17/2010

Fee: \$5.00

Cert. NO: 8031

STIVER GARRY M & AUTUMN M
1600 ORANGE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0585 -0426
Location: LOT #236 ORANGE ST
Parcel Id:04D-05 -221-00,000

Assessment: 18,849
Balances as of 05/17/2010

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: P. D'ANGELO
DATE RECEIVED 5/8/2010

SERVICE# 13 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Green

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 05/14/10 TIME 1420 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE

05.14.10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 17 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb Miller

RELATIONSHIP Client IDENTIFICATION _____

DATE 5-13-10 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

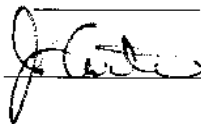
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 5-13-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/8/2010

SERVICE# 14 - OF - 20 SERVICES
DOCKET # 67ED2010

PLAINTIFF WELLS FARGO BANK, N.A.

DEFENDANT AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Mawreen Cde

RELATIONSHIP customer service IDENTIFICATION _____

DATE 5-12-10 TIME 1513 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

5-12-10

Document Receipt

Trans # 22778 Carrier / service: POST 2PM 5/12/2010

Ship to: 22778

REMIT CORPORATION

PO BOX 98

Tracking #: 9171924291001000001805

Doc Ref #: 67ED2010

EAST PA 17520
PETERSBURG

Document Receipt

Trans # 22779 Carrier / service: POST 2PM 5/12/2010

Ship to: 22779

INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001812

Doc Ref #: 67ED2010

PHILADELPHIA PA 19106

Document Receipt

Trans # 22781 Carrier / service: POST 2PM 5/12/2010

Ship to: 22781

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000001836

Doc Ref #: 67ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 22780 Carrier / service: POST 2PM 5/12/2010

Ship to: 22780

US INTERNAL REVENUE

1001 LIBERTY AVENUE

Tracking #: 9171924291001000001829

Doc Ref #: 67ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 22782 Carrier / service: POST 2PM 5/12/2010

Ship to: 22782

COMMONWEALTH OF PA

6TH FLOOR STRAWBERRY SQUARE

Tracking #: 9171924291001000001843

Doc Ref #: 67ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 22783 Carrier / service: POST 2PM 5/12/2010

Ship to: 22783

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000001850

Doc Ref #: 67ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22784 Carrier / service: POST 2PM 5/12/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

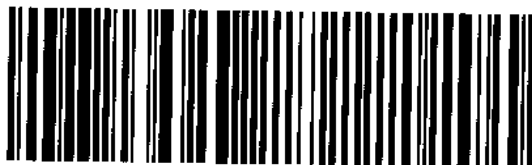
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000001867

Doc Ref #: 67ED2010

PHILADELPHIA PA 19106

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



91 7192 4291 0010 0000 1812

INTERNAL REVENUE SERVICE
600 ARCH STREET ROOM 3259
PHILADELPHIA PA 19106

67ED2010

Document Receipt

Trans # 22785 Carrier / service: POST 2PM 5/12/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000001874

Doc Ref #: 67ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 22786 Carrier / service: POST 2PM 5/12/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000001881

Doc Ref #: 67ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22787 Carrier / service: POST 2PM 5/12/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000001898

Doc Ref #: 67ED2010

HARRISBURG PA 17128

REAL ESTATE OUTLINE

ED # 67-10

DATE RECEIVED 5-8-10
DOCKET AND INDEX 5-12-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>938485</u>

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

SALE DATE	<u>June 28, 10</u>	TIME <u>10:00</u>
POSTING DATE	<u>June 28, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 14</u>	
	2 ND WEEK <u>21</u>	
	3 RD WEEK <u>28, 10</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 4, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 67 OF 2010 ED AND CIVIL WRIT NO. 57 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 lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of Eaton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 degrees 40 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 235; THENCE in a northerly direction along the easterly line of Lot No. 235, 164 feet to the southerly side of Orange Street; THENCE South 77 degrees 40 minutes East along the southerly side of Orange Street, 46.7 feet to the westerly line of Eaton Street, THE PLACE OF BEGINNING.

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.

TITLE TO SAID PREMISES IS VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from Judy A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699.

Premises being: 1600 ORANGE STREET, BERWICK, PA 18603-2520

Tax Parcel # 04D05-221-00

TERMS OF SALE

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

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

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

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

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

Plaintiff's Attorney
Sheetah R. Shah-Jani
1617 JFK Blvd
Philadelphia, PA 19103

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

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

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-57

COLUMBIA COUNTY

2010-EN-67

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

Additional Fees and Costs

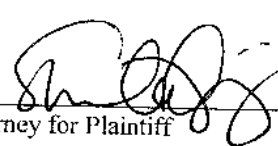
Interest from 02/25/2010 to Date of Sale

@ \$9.44 Per diem

\$57,435.62

\$1,647.50

\$_____ 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 # 226967

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2010-CV-57

COLUMBIA COUNTY

2010-EN-67

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: 1600 ORANGE STREET, BERWICK, PA 18603-2520
(See Legal Description attached)

Amount Due

\$57,435.62

Additional Fees and Costs

\$1,647.50

Interest from 02/25/2010 to Date of Sale

\$_____ and costs.

@ \$9.44 per diem

Dated 5-3-10
(SEAL)

PHS # 226967

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

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

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.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-57**
:
: **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
 - ☐ 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

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

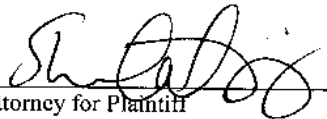
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2010-CV-57
:

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant AUTUMN M. STIVER is over 18 years of age and resides at 910 NORTH WARREN STREET, APARTMENT 5, BERWICK, PA 18603-1725.
- (c) that defendant GARRY M. STIVER A/K/A GARRY MICHAEL STIVER is over 18 years of age and resides at 265 CARL STREET, BLOOMSBURG, PA 17815.

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



Attorney for Plaintiff
Phelan Hallinan & Schmieg, LLP
☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
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☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of Eaton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 degrees 40 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 235; THENCE in a northerly direction along the easterly line of Lot No. 235, 164 feet to the southerly side of Orange Street; THENCE South 77 degrees 40 minutes East along the southerly side of Orange Street, 46.7 feet to the westerly line of Eaton Street, THE PLACE OF BEGINNING.

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.

TITLE TO SAID PREMISES IS VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from Judy A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699.

Premises being: 1600 ORANGE STREET, BERWICK, PA 18603-2520

Tax Parcel # 04D05-221-00

WELLS FARGO BANK, N.A.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO. 2010-CV-57
AUTUMN M. STIVER	:	
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	:	COLUMBIA COUNTY
Defendant(s)	:	

87-10

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 **1600 ORANGE STREET, BERWICK, PA 18603-2520**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
AUTUMN M. STIVER	910 NORTH WARREN STREET, APARTMENT 5 BERWICK, PA 18603-1725
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	265 CARL STREET BLOOMSBURG, PA 17815

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)
REMIT CORPORATION ASSIGNEE OF UNIFUND CCR c/o LAURINDA J. VOELCKER, ESQ	36 WEST MAIN STREET, PO BOX 7 BLOOMSBURG, PA
REMIT CORPORATION ASSIGNEE OF UNIFUND CCR	PO BOX 98 EAST PETERSBURG, PA 17520

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
FNB BANK, NA	200 SOUTH POPLAR STREET BERWICK, PA 18603

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

7. Name and address of every other person or whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**1600 ORANGE STREET
BERWICK, PA 18603-2520**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

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

**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**

**13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222**

**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**


**P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105**

**AUTUMN M. STIVER c/o
SUSAN M. HILL, ESQ**

**16 WEST MAIN STREET
BLOOMSBURG, PA 17815**

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

29
April 16, 2010

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
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- ☐ 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.
Plaintiff

v.

AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
Defendant(s)

: **COUNT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2010-CV-57**
:
: **COLUMBIA COUNTY**

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 **1600 ORANGE STREET, BERWICK, PA 18603-2520**.

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

AUTUMN M. STIVER **910 NORTH WARREN STREET, APARTMENT 5**
BERWICK, PA 18603-1725

GARRY M. STIVER A/K/A GARRY MICHAEL **265 CARL STREET**
STIVER **BLOOMSBURG, PA 17815**
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)

REMIT CORPORATION ASSIGNEE **36 WEST MAIN STREET, PO BOX 7**
OF UNIFUND CCR c/o **BLOOMSBURG, PA**
LAURINDA J. VOELCKER, ESQ

REMIT CORPORATION ASSIGNEE **PO BOX 98**
OF UNIFUND CCR **EAST PETERSBURG, PA 17520**
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

FNB BANK, NA **200 SOUTH POPLAR STREET**
BERWICK, PA 18603
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

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

None.

7. Name and address of every other person or whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

TENANT/OCCUPANT

**1600 ORANGE STREET
BERWICK, PA 18603-2520**

**United States Internal Revenue
Special Procedures Branch
Federated Investors Tower**

**13th Floor, Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222**

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

**Federal Building, P.O. Box 11754
228 Walnut Street
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**COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAX
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**DEPARTMENT OF PUBLIC WELFARE
TPL CASUALTY UNIT
ESTATE RECOVERY PROGRAM**


**P.O. BOX 8486
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HARRISBURG, PA 17105**

**AUTUMN M. STIVER c/o
SUSAN M. HILL, ESQ**

**16 WEST MAIN STREET
BLOOMSBURG, PA 17815**

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

29
April 16, 2010

By: 
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

SHERIFF'S 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
Court Number
2010-CV-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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.
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1600 ORANGE STREET BERWICK, PA 18603-2520

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

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-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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.

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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

1600 ORANGE STREET BERWICK, PA 18603-2520

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Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date

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-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1600 ORANGE STREET BERWICK, PA 18603-2520

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

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Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number
(215)563-7000

Date

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 Court Number 2010-CV-57
-------------------------------------	---

Defendant AUTUMN M. STIVER GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	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.
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1600 ORANGE STREET BERWICK, PA 18603-2520

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

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 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <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
---	-----------------------------------	------

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-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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.

AUTUMN M. STIVER

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

1600 ORANGE STREET BERWICK, PA 18603-2520

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20__ 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under 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

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

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

Telephone Number

(215)563-7000

Date

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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-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

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

AUTUMN M. STIVER

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

Telephone Number

(215)563-7000

Date

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-57

Defendant
AUTUMN M. STIVER
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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.

AUTUMN M. STIVER

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

1600 ORANGE STREET BERWICK, PA 18603-2520

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Telephone Number

(215)563-7000

Date

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-57

Defendant

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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)

1600 ORANGE STREET BERWICK, PA 18603-2520

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

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2010-CV-57 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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2010-CV-57
:
: COLUMBIA COUNTY
:
Defendant(s) :

vs.

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: AUTUMN M. STIVER
910 NORTH WARREN STREET,
APARTMENT 5
BERWICK, PA 18603-1725

GARRY M. STIVER A/K/A
GARRY MICHAEL STIVER
265 CARL STREET
BLOOMSBURG, PA 17815

****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 **1600 ORANGE STREET, BERWICK, PA 18603-2520** 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 **\$57,435.62** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2010-CV-57

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER

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

(Municipality)

1600 ORANGE STREET, BERWICK, PA 18603-2520

Parcel No. 04D05-221-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,435.62

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of Eaton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 degrees 40 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 235; THENCE in a northerly direction along the easterly line of Lot No. 235, 164 feet to the southerly side of Orange Street; THENCE South 77 degrees 40 minutes East along the southerly side of Orange Street, 46.7 feet to the westerly line of Eaton Street, THE PLACE OF BEGINNING.

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.

TITLE TO SAID PREMISES IS VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from Judy A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699.

Premises being: 1600 ORANGE STREET, BERWICK, PA 18603-2520

Tax Parcel # 04D05-221-00

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
938485

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

JMC 04/16/2010

DATE	AMOUNT
04/16/2010	*****1,350.00

Void after 180 days

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

Travis S. Hallinan

⑈938485⑈ ⑆036001808⑆36 150866 6⑈