

COLUMBIA COUNTY SHERIFF'S OFFICE  
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS John + Tara Kordhoff

NO. 129-11 ED NO. 2036-10 JD

DATE/TIME OF SALE: Feb. 8, 2000

BID PRICE (INCLUDES COST) \$ 2812.72

POUNDAGE - 2% OF BID \$ 56.25

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2868.97

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Halinan + Schmieg  
Tony L. Mull

TOTAL DUE: \$ 2868.97

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1518.97

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



## Plaintiff

WELLS FARGO BANK N.A.

vs.

## Defendant

JOHN C REICHERT, JR  
TARA M REICHERT  
JOHN C REICHERT  
TARA M REICHERT

### Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2010CV2236

Advance Sheriff Costs: 1,350.00

Location of the real estate: 117 MEADOW LANE, ORANGEVILLE, PA 17859

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	16.00
Crying Sale	10.00
Service	300.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	210.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,721.22
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	72.00
Copies	10.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs 2,756.72**

## Distribution Costs

Recording Fees	56.00
<b>Total Distribution Costs</b>	<b>56.00</b>

**Grand Total: 2,812.72**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



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

vs.

**Defendant**  
JOHN C REICHERT, JR  
TARA M REICHERT  
JOHN C REICHERT  
TARA M REICHERT

**Attorney for the Plaintiff:**  
PHELAN HALLINAN & SCHIMIEG LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
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<b>Total Distribution Costs</b>	<b>56.00</b>

**Grand Total:** 2,812.72

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)  
(c) County/Sheriff, Tallmadge, Inc.

ENTITY: FAP  
VENDOR: Sheriff of Columbia County [SCOLU]

CHECK DATE: 02/16/2012  
CHECK NO.: 1157480

CHECK NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1157480	001063737	02/16/2012		254878	1,518.97	0.00	1,518.97
XXL 1157480 0217748227 REICHERT, JOHN							
							1,518.97

PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814  
215-594-0480

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
1157480

DPK 02-69312

DATE	AMOUNT
02/16/2012	*****1,518.97

Pay ONE THOUSAND FIVE HUNDRED EIGHTEEN AND 97/100 DOLLARS

Void after 180

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

*Francis S. Hallinan*

⑈ 1157480⑈ ⑆036001808⑆36 150866 6⑈

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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name <b>PHELAN HALLINAN &amp; SCHMIEG, LLP</b>		Suite 1400		Area Code (215) 563-7000	
Street Address <b>One Penn Center at Suburban Station, 1617 JFK Blvd.</b>		City <b>Philadelphia</b>	State <b>PA</b>	Zip Code <b>19103</b>	

### B. TRANSFER DATA

Grantor(s)/Lessor(s)  
**Office of the Sheriff**

Street Address  
**Columbia County Courthouse**

City  
**Bloomsburg**

State  
**PA**

Zip Code  
**17815**

C. Date of Acceptance of Document  
**February 16, 2012**

Grantee(s)/Lessee(s)  
**WELLS FARGO BANK, N.A.**

Street Address  
**3476 STATEVIEW BOULEVARD**

City  
**FORT MILL**

State  
**SC**

Zip Code  
**29715**

### C. REAL ESTATE LOCATION

Street Address  
**117 MEADOW LANE, ORANGEVILLE, PA  
17859-8929**

City, Township, Borough  
**FISHING CREEK**

County  
**COLUMBIA**

School District  
**FISHING CREEK**

Tax Parcel Number  
**15-12-005-08,000 & 15-12-005-12,000**

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

1. Actual Cash Consideration <b>\$2,812.72</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$2,812.72</b>
4. County Assessed Value <b>\$24,099.00</b>	5. Common Level Ratio Factor <b>x 3.79</b>	6. Fair Market Value <b>= \$91,335.21</b>

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed <b>100%</b>	1b. Percentage of Interest Conveyed <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
--	--	--

### 2. Check Appropriate Box Below for Exemption Claimed

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

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

**Kinyon Lanier**

Date:

**February 16, 2012**

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

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1409

Automated Assisted 320-0007-Ext, 1409

Fax: 215-563-7009

[kinyon.lanier@fedphc-pa.com](mailto:kinyon.lanier@fedphc-pa.com)

Kinyon Lanier  
Legal Assistant, ext.1409

Representing Lenders in  
Pennsylvania and New Jersey

February 16, 2012

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

Re: JOHN C. REICHERT, A/K/A JOHN C. REICHERT, JR. & TARA M. REICHERT  
117 MEADOW LANE  
ORANGEVILLE, PA 17859-8929  
No. 2010-CV-2236

Dear Sir or Madam:

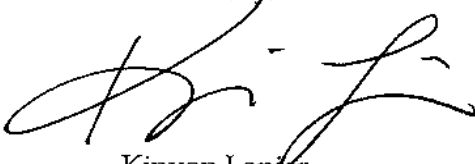
In reference to the above captioned property knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," please issue the Sheriff Deed into WELLS FARGO BANK, N.A., 3476 STATEVIEW BOULEVARD FORT MILL SC29715.

Please send a copy of the Deed via facsimile, and record the original as soon as possible.

In addition, please find enclosed two transfer tax affidavits and two stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Kinyon Lanier  
On behalf of Phelan Hallinan & Schmieg, LLP  
Enclosure

cc: Wells Fargo Bank, N.A.

Account No. 254878

# SHERIFF'S SALE COST SHEET

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

— DOCKET/RETURN	\$15.00	
— SERVICE PER DEF.	\$ <u>300.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>72.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
— MILEAGE	\$ <u>16.00</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>10.00</u>	
— NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>585.50</u>

— WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1721.22</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1946.22</u>

— PROTHONOTARY (NOTARY)	\$10.00	
— RECORDER OF DEEDS	\$ <u>56.00</u>	
TOTAL *****		\$ <u>66.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

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

— SURCHARGE FEE (DSTE)	\$ <u>210.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2818.72



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

KIM ZIELINSKI  
Legal Assistant, 1496

Representing Lenders in  
Pennsylvania and New Jersey

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

No.: 2010-CV-2236  
No.:

Re: WELLS FARGO BANK, N.A. VS. JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR, and  
TARA M. REICHERT  
No.: 2010-CV-2236, No.:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

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

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

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

\*\*Property is listed for the 02/08/2012 Sheriff Sale.\*\*

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN & SCHMIEG, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,

v.

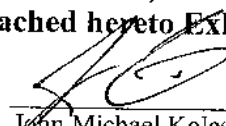
JOHN C. REICHERT A/K/A JOHN C. REICHERT,  
JR  
TARA M. REICHERT  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2010-CV-2236  
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY ) SS:

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

  
John Michael Kolesnik, Esquire  
Attorney for Plaintiff

Date: 1/24/12

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

**EXHIBIT “A”**

Name and  
Address  
Of Sender



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

AZK/SCF - 02/08/2012 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1	****	TENANT/OCCUPANT 117 MEADOW LANE ORANGEVILLE, PA 17859-8929	
2	****	CITIBANK (SOUTH DAKOTA), N.A. 701 EAST 60TH STREET N SIOUX FALLS, SD 57117	
3	****	CITIBANK (SOUTH DAKOTA), N.A. C/O DANIEL A. PAYNE, ESQ. 30 E COURT STREET DOYLESTOWN, PA 18901	
4	****	CITIBANK (SOUTH DAKOTA), N.A. C/O DANIEL A. PAYNE, ESQ. 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380	
5	****	CITIBANK (SOUTH DAKOTA), N.A. C/O VALE D. WEINSTEIN, ESQ. 1060 ANDREW DRIVE, SUITE 170 WEST CHESTER, PA 19380	
6	****	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq., Dept 280601 Harrisburg, PA 17128	
7	****	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		RE: JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR (COLUMBIA) TEAM 3 PHS# 254878	

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.

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of Receiving Employee)

Name and  
Address  
Of Sender



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

AZK/SCF - 02/08/2012 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	JOHN C. REICHERT, JR. C/O WILLIAM S. KREISHER, ESQ. 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815-1749		
2	****	TARA M. REICHERT C/O ERIK N. DINGLE, ESQ. 458 WYOMING AVENUE KINGSTON, PA 18704		
3	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
5	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
6	****	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		
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE: JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR (COLUMBIA) TEAM 3 PHS# 254878		
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 3913 and 3921 for limitations of coverage.

Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

LISA STEINMAN  
Legal Assistant

Representing Lenders in  
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A.  
vs. JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR and TARA M. REICHERT  
No.: 2010-CV-2236

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Ls', written in black ink.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

PLAINTIFF  
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PHS # 254878

DEFENDANT  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

SERVICE TEAM/ Jns  
COURT NO.: 2010-CV-2236

SERVE TARA M. REICHERT AT:  
886 POPLAR STREET  
BLOOMSBURG, PA 17815-2872

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: November 9, 2011

\*\*\*PLEASE RUSH SERVICE ATTEMPTS\*\*\*

SERVED

Served and made known to TARA M. REICHERT, Defendant on the 17<sup>th</sup> day of OCTOBER, 20 11, at 8:45, o'clock P. M., at 214 SUMMERHILL AVENUE, in the manner described below:

☒ Defendant personally served. BERWICK, PA \*

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

Relationship is \_\_\_\_\_

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

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

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

☐ \_\_\_\_\_ an officer of said Defendant's company.

☐ Other: \_\_\_\_\_

Description: Age 20<sup>5</sup> Height 5'4" Weight 155 Race W Sex F Other \_\_\_\_\_

I, RONALD MOLL, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 10/17/11 DEFENDANT  
MOVED FROM S.A.

NAME: \_\_\_\_\_

TO 214 SUMMERHILL AVE  
BERWICK, PA

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

PROCESS SERVER

NOT SERVED

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

☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_

☐ Service Refused

Other: \_\_\_\_\_

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

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

PRINTED NAME: \_\_\_\_\_

ATTORNEY FOR PLAINTIFF

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

\* TWO (2) ATTEMPTS

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/07/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 214 Summerhill Ave Berwick, PA		
Warrant:			

### Serve To:

Name:	TARA M REICHERT
Primary Address:	886 POPLAR STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	214 Summerhill Ave Berwick, PA
Phone:	

### Final Service:

Served:	Personally - Adult In Charge - Posted <input checked="" type="checkbox"/> Other
Adult In Charge:	See below Tara Reichert
Relation:	
Date:	10/13/11
Time:	13:00
Deputy:	#7
Mileage:	

### Attorney / Originator:

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

### Service Attempts:

Date:	10-06-11	10-07-11				
Time:	1630	0830				
Mileage:						
Deputy:	DANGELO	DANGELO				

### Service Attempt Notes:

1. 09/21/11 moved place is being renovated
2. due to flood. New owner is in
3. here now → 1st Attempt + Request for change
4. of address faxed to post office 09/22/11 no response
5. 4/c at summerhill address - 5-3
6. CARD STILL THERE - NO ANS Expiration 10/07/11

Follow up with P.O. gave address of 214 Summerhill Ave. Received this new address on 10/05/11. Attempts made 10/06 + 10/07 Card left no response.

REICHERT, TARA M

2010CV2236

886 POPLAR STREET, BLOOMSBURG, PA 17815

EXP: 10/07/2011



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SHERIFF'S RETURN OF SERVICE

10/11/2011 I, DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: TARA M REICHERT, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 886 POPLAR STREET, BLOOMSBURG, PA 17815.

EARL MORDAN, DEPUTY

10/13/2011 01:00 PM - DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: TARA M REICHERT AT 214 SUMMERHILL AVENUE, BERWICK, PA 18603.

EARL MORDAN, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 13, 2011

## NOTARY

Affirmed and subscribed to before me this

13TH day of OCTOBER, 2011

Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

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

**Representing Lenders in  
Pennsylvania and New Jersey**

**Foreclosure Manager**

**October 11, 2011**

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

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: WELLS FARGO BANK, N.A. v.  
JOHN C. REICHERT and TARA M. REICHERT  
117 MEADOW LANE ORANGEVILLE, PA 17859-8929  
No.: 2010-CV-2236**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is  
scheduled for November 9, 2011 due to the following: OTHER.**

**The Property is to be relisted for the February 8, 2012 Sheriff Sale.**

**Thank you for your cooperation in this matter.**

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

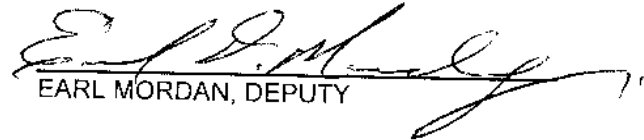


WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SHERIFF'S RETURN OF SERVICE

10/11/2011 I, DEPUTY EARL MORDAN, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: TARA M REICHERT, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 886 POPLAR STREET, BLOOMSBURG, PA 17815.

  
EARL MORDAN, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

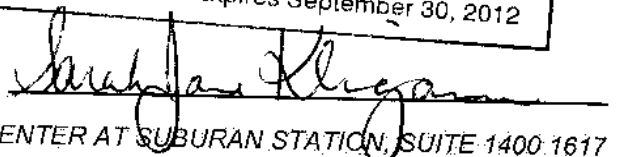
October 11, 2011

Affirmed and subscribed to before me this

11TH day of OCTOBER 2011

NOTARY

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



Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617

(c) County of Columbia, PA

Luzerne County Sheriff's Department  
Luzerne County Courthouse  
Sheriff John F. Gilligan



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

10-CIV-2236

WELLS FARGO BANK, N.A.,

VS

JOHN C. REICHERT, JR., ET AL

STATE OF PENNSYLVANIA  
LUZERNE COUNTY, SS:

JIM JOYCE

\_\_\_\_\_, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn  
according to law, deposes and says, that on FRIDAY the 30TH day of  
SEPTEMBER 20 11 at 10:09 A.        M., prevailing time, he served the within  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & WRIT OF EXECUTION

upon TARA M. REICHERT C/O ERIC DINGLE, ESQ.

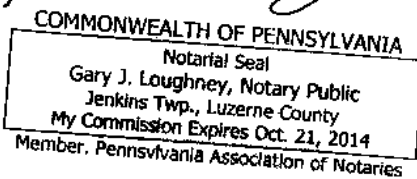
the within named, by handing to ATTORNEY DINGLE PERSONALLY  
the person for the time being in charge at HIS PLACE OF BUSINESS, 458 WYOMING AVENUE, KINGSTON,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 30th day of SEP. 20 11

Gary J. Loughney  
Notary



John F. Gilligan

Sheriff of Luzerne County

by [Signature]  
Deputy Sheriff of Luzerne County, Pennsylvania

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/07/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	TARA M REICHERT
<b>Primary Address:</b>	C/O ERIK DINGLE, ESQ. 458 WYOMING AVENUE KINGSTON, PA 18704
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>			
<b>Relation:</b>			
<b>Date:</b>		<b>Time:</b>	
<b>Deputy:</b>		<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Notes / Special Instructions:

Now, September 21, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

### Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN, SHERIFF

REICHERT, TARA M

2010CV2236

C/O ERIK DINGLE, ESQ., 458 WYOMING AVENUE,

EXP: 10/07/2011

\*\*\*\*\*  
LUZERNE COUNTY SHERIFF'S OFFICE  
200 N RIVER STREET  
WILKES-BARRE, PA 18701

TR# 7 REG# 45 OP# 45 10/03/2011  
10/03/2011 13:49:22

Othr County Civ Proc  
ACCOUNT#: 100.4197.36206  
FINANCE Receipt#: 311041  
TR LINE#: 1  
10-2236

AMT: 19.00

Other Cnty Srv Form  
ACCOUNT#: 100.4197.36207  
FINANCE Receipt#: 311041  
TR LINE#: 2  
10-2236

AMT: 1.00

Mileage Cnty Vehicle  
ACCOUNT#: 100.4197.32138  
FINANCE Receipt#: 311041  
TR LINE#: 3  
10-2236

AMT: 15.00

Tendered  
CHECK: 5446 35.00

CHANGE: .00  
PAYOR: COLUMBIA COUNTY

TOTAL: 35.00

-- THANK YOU --

\*\*\*\*\*

11013263

## SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

10-4

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

→ Case Number  
2010CV2236

## SERVICE COVER SHEET

## Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	10/07/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

## Serve To:

Name:	JOHN C REICHERT, JR	
Primary Address:	170 LOOKOUT LANE WILLOW GROVE, PA 19090	
Phone:		DOB:
Alternate Address:	170 LOOKOUT LANE WILLOW GROVE, PA 19090	
Phone:		

## Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	JOHN C. REICHERT SR.	
Relation:	FATHER	
Date:	10-5-11	Time: 750AM
Deputy:	Don	Mileage:

## Attorney / Originator:

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

## Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

## Notes / Special Instructions:

Now, September 21, 2011, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Montgomery County to execute service of the documents herewith and make return thereof according to law.

## Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

REICHERT JR, JOHN C

2010CV2236

170 LOOKOUT LANE, WILLOW GROVE, PA 19090

EXP: 10/07/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

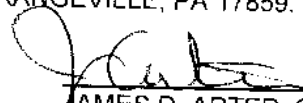


WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SHERIFF'S RETURN OF SERVICE

10/04/2011 10:30 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 117 MEADOW LANE, ORANGEVILLE, PA 17859.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

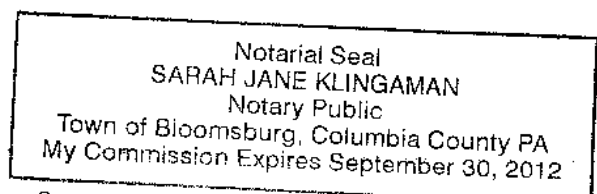
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

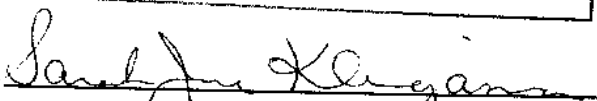
October 04, 2011

NOTARY

Affirmed and subscribed to before me this

4TH day of OCTOBER 2011



  
Sarah Jane Klingaman

Plaintiff Attorney: PHELAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617  
300 Cherry Lane Street, Treasburg, Pa



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Expires: 10/07/2011

Zone:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 117 MEADOW LANE  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Posted Front Door

Relation:

Date: 10-4-11

Time: 1030

Deputy: 2

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2010CV2236

117 MEADOW LANE, ORANGEVILLE, PA 17859

EXP: 10/07/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/07/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Shirley Good		
<b>Primary Address:</b>	214 Winding Road Orangeville, PA 17859		
<b>Phone:</b>	570-683-5625	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	RAIPW Good		
<b>Relation:</b>	Husband		
<b>Date:</b>	9-28-11	<b>Time:</b>	1215
<b>Deputy:</b>	2	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GOOD, SHIRLEY

2010CV2236

214 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 10/07/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/07/2011

Warrant:

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

### Serve To:

Name: OCCUPANT

Primary Address: 117 MEADOW LANE  
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Real House Empty*

Relation:

Date: *9-28-11*

Time: *1200*

Deputy: *[Signature]*

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2010CV2236

117 MEADOW LANE, ORANGEVILLE, PA 17859

EXP: 10/07/2011

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

Date: 09/22/2011

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 10856

REICHERT JOHN C & TARA M  
115 KLINE ROAD  
NESCOPECK PA 18635

District: FISHING CREEK TWP  
Deed: 20091 -0091  
Location: 117 MEADOW LN  
Parcel Id:15 -12 -005-08,000

Assessment: 24,099  
Balances as of 09/22/2011

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

By: Columbia Co. Sheiff Per: Tim Chamberlain

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

REAL ESTATE TAX CERTIFICATION

Date: 09/22/2011

Fee: \$5.00

Cert. NO: 10857

REICHERT JOHN C & TARA M  
115 KLINE ROAD  
NESCOPECK PA 18635

District: FISHING CREEK TWP  
Deed: 20091 -0091  
Location: LOT 2A  
Parcel Id:15 -12 -005-12,000

Assessment: 2,873  
Balances as of 09/22/2011

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

By: Columbia Co. Sheriff Per: Tim Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/07/2011

Warrant:

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

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Secretary

Date: 09/21/11

Time: 13:20

Deputy: #7

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX

2010CV2236

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/07/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	10/07/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	JOHN C REICHERT
<b>Primary Address:</b>	C/O WILLIAM KREISHER, ESQ. 401 SOUTH MARKET STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Jeanne Briggs		
<b>Relation:</b>	sec		
<b>Date:</b>	09/21/11	<b>Time:</b>	13:35
<b>Deputy:</b>	#7	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

REICHERT, JOHN C

2010CV2236

C/O WILLIAM KREISHER, ESQ., 401 SOUTH MARKET

EXP: 10/07/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JOHN C REICHERT, JR (et al.)

Case Number  
2010CV2236

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 10/07/2011

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 15 Perry Avenue  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Maureen Cole

Relation: Sec/recep.

Date: 09/21/11 Time: 15:00

Deputy: #7 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS

2010CV2236

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 10/07/2011



Document Receipt

---

Trans # 37700 Carrier / service: POST 2PM 9/21/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000010913

Doc Ref #: 129ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 37699 Carrier / service: POST 2PM 9/21/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000010906

Doc Ref #: 129ED2011

HARRISBURG PA 17128

Document Receipt

---

Trans # 37698 Carrier / service: POST 2PM 9/21/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000010890

Doc Ref #: 129ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 37697 Carrier / service: POST 2PM 9/21/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000010883

Doc Ref #: 129ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans #	37696	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37696

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000010876

Doc Ref #: 129ED2011

HARRISBURG PA 17108

Document Receipt

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Trans #	37695	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37695

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000010869

Doc Ref #: 129ED2011

PITTSBURGH PA 15222

Document Receipt

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Trans #	37694	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37694

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000010852

Doc Ref #: 129ED2011

HARRISBURG PA 17105

Document Receipt

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Trans # 37693 Carrier / service: POST 2PM 9/21/2011

Ship to: 37693

DEPT OF PUBLIC WELFARE

OP BOX 8486

Tracking #: 9171924291001000010845

Doc Ref #: 129ED2011

HARRISBURG PA 17105



Document Receipt

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Trans # 37689 Carrier / service: POST 2PM 9/21/2011

Ship to: 37689

CITIBANK (SOUTH DAKOTA) NA

701 EAST 60TH STREET N

Tracking #: 9171924291001000010807

Doc Ref #: 129ED2011

SIOUX FALLS SD 57117

Document Receipt

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Trans #	37690	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37690

CITIBANK (SOUTH DAKOTA) NA

30 E COURT STREET

Tracking #: 9171924291001000010814

Doc Ref #: 129ED2011

DOYLESTOWN PA 18901

Document Receipt

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Trans #	37691	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37691

CITIBANK (SOUTH DAKOTA) NA

1060 ANDREW DRIVE, STE 170

Tracking #: 9171924291001000010821

Doc Ref #: 129ED2011

WEST CHESTER PA 19380

Document Receipt

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Trans #	37692	Carrier / service:	POST	2PM	9/21/2011
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Ship to: 37692

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000010838

Doc Ref #: 129ED2011

HARRISBURG PA 17128

# REAL ESTATE OUTLINE

ED # \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_  
DOCKET AND INDEX \_\_\_\_\_

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR \_\_\_\_\_

CK# \_\_\_\_\_

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

SALE DATE

TIME \_\_\_\_\_

POSTING DATE

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2010CV2236

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

**WEDNESDAY, NOVEMBER 09, 2011**  
**AT 9:00 O'CLOCK A.M.**

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

**TRACT NO. 1:**

ALL THAT CERTAIN piece, parcel and lot of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of a 50 foot driveway and in line of lands now or formerly of Martin W. Mack and Sabina E. Mack, his wife; Thence along the said driveway, South 84 degrees East, 125 feet to a point in line of Lot No. 2A; Thence along Lot No. 2A; South 6 degrees 30 minutes East, 400 feet to a point in the center of Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of land now or formerly of Frederick E. Kaiser and Emma M. Kaiser, his wife; Thence along said now or formerly Kaiser lands, North 6 degrees 30 minutes West, 400 feet to a point, the place of Beginning. Being Lot No. 1A, as appears on a draft of lots of the property of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO the conditions and restrictions set forth in Columbia County Deed Book 666, page 1008.

**TRACT NO. 2:**

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

BEGINNING at a point on the southerly side of a 50 foot drive and in line of lands of Lot No. 3A; Thence along said lands, South 6 degrees 30 minutes East, 400 feet to a point in Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of Lot No. 1A, now or formerly of Frederick E. Kaiser; Thence along said lot, North 6 degrees 30 minutes West, 400 feet to a point on the southerly side of the aforesaid drive; Thence along the aforesaid drive, South 84 degrees East, 125 feet to a point, the place of Beginning.

IT BEING LOT NO. 2A as appears on a draft of lots of the properties of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH, UNTO the grantees, their heirs and assigns, in common, however, with the lands now or formerly of Edward D. Batson and Kathleen M. Batson, husband and wife, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways on lands now or formerly of Edward D. Batson and Kathleen M. Batson.
- (b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repairs of said roadways.
1. That the said premises and/or improvements thereto shall be used for dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage on continuous foundation with or without appurtenances.
3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns.
4. No sewage or waste water shall be disposed of, except by an approved septic system.
5. Only ordinary household pets shall be kept upon the premises.
6. Each property owner may not permit his building or the grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well kept appearance of the area.
7. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Building plans must be approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns in writing prior to construction.
8. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish electric power or telephone service.

TITLE TO SAID PREMISES VESTED IN John C. Reichert and Tara M. Reichert, husband and wife, by Deed from Terri Lynn Yurko, also known as Terri L. Yurko, widow. Dated 09/22/2009, Recorded 10/26/2009 in Instrument # 200910091.

Premises being: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Tax Parcel #1: 15-12-005-08,000 Tax Parcel #2: 15-12-005-12,000

PROPERTY ADDRESS: 117 MEADOW LANE, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 15-12-005-08 & 15-12-005-12

Seized and taken into execution to be sold as the property of JOHN C REICHERT, JR, TARA M REICHERT in suit of WELLS FARGO BANK N.A..

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMMIG LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

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

WELLS FARGO BANK, N.A.

vs.

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929  
(Sec Legal Description attached)

Amount Due

Interest from 07/26/2011 to Date of Sale  
@ \$27.01 per dicm

\$164,324.97

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

Dated 9-20-11  
(SEAL)

PHS # 254878

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-2236

2011-ED-129  
COLUMBIA COUNTY

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



## LEGAL DESCRIPTION

### TRACT NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of a 50 foot driveway and in line of lands now or formerly of Martin W. Mack and Sabina E. Mack, his wife; Thence along the said driveway, South 84 degrees East, 125 feet to a point in line of Lot No. 2A; Thence along Lot No. 2A; South 6 degrees 30 minutes East, 400 feet to a point in the center of Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of land now or formerly of Frederick E. Kaiser and Emma M. Kaiser, his wife, Thence along said now or formerly Kaiser lands, North 6 degrees 30 minutes West, 400 feet to a point, the place of Beginning. Being Lot No. 1A, as appears on a draft of lots of the property of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO the conditions and restrictions set forth in Columbia County Deed Book 666, page 1008.

### TRACT NO. 2:

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

BEGINNING at a point on the southerly side of a 50 foot drive and in line of lands of Lot No. 3A; Thence along said lands, South 6 degrees 30 minutes East, 400 feet to a point in Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of Lot No. 1A, now or formerly of Frederick E. Kaiser; Thence along said lot, North 6 degrees 30 minutes West, 400 feet to a point on the southerly side of the aforesaid drive; Thence along the aforesaid drive, South 84 degrees East, 125 feet to a point, the place of Beginning.

IT BEING LOT NO. 2A as appears on a draft of lots of the properties of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH, UNTO the grantees, their heirs and assigns, in common, however, with the lands now or formerly of Edward D. Batson and Kathleen M. Batson, husband and wife, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways on lands now or formerly of Edward D. Batson and Kathleen M. Batson.
- (b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repairs of said roadways.

1. That the said premises and/or improvements thereto shall be used for dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage on continuous foundation with or without appurtenances.
3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns.
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7. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Building plans must be approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns in writing prior to construction.
8. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish electric power or telephone service.

TITLE TO SAID PREMISES VESTED IN John C. Reichert and Tara M. Reichert, husband and wife, by Decd from Terri Lynn Yurko, also known as Terri L. Yurko, widow, Dated 09/22/2009, Recorded 10/26/2009 in Instrument # 200910091.

Premises being: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Tax Parcel #1: 15-12-005-08,000

Tax Parcel #2: 15-12-005-12,000

PHELAN HALLINAN & SCHMIEG, LLP  
Allison F. Wells, Esq., Id. No.309519  
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.

**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR**  
**TARA M. REICHERT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-2236**  
:  
: **COLUMBIA COUNTY**  
:

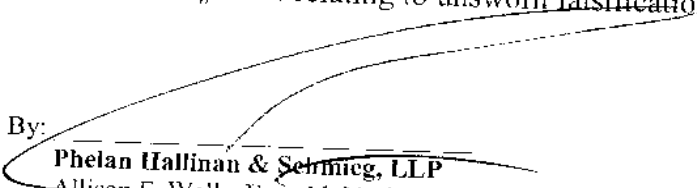
**CERTIFICATION**

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled

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

By:

  
**Phelan Hallinan & Schmieg, LLP**  
Allison F. Wells, Esq., Id. No.309519  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Allison F. Wells, Esq., Id. No.309519  
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.

**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR**  
**TARA M. REICHERT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-2236**  
:  
: **COLUMBIA COUNTY**  
:

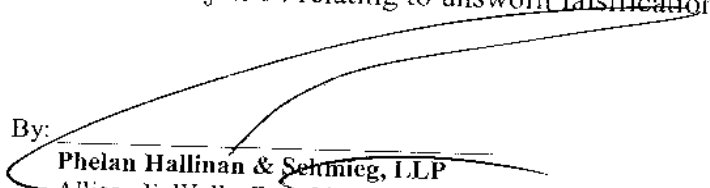
**CERTIFICATION**

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled

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By:

  
**Phelan Hallinan & Schmieg, LLP**  
Allison F. Wells, Esq., Id. No.309519  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Allison F. Wells, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

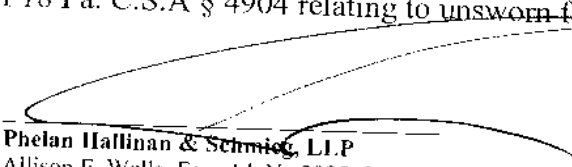
: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2010-CV-2236  
:

**VERIFICATION OF NON-MILITARY SERVICE**

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR is over 18 years of age and has a last known address of 2441 COLUMBIA BOULEVARD, BLOOMSBURG, PA 17815-3135 AND 170 LOOKOUT LANE WILLOW GROVE, PA 19090
- (c) that defendant TARA M. REICHERT is over 18 years of age and resides at 886 POPLAR STREET, BLOOMSBURG, PA 17815-2872.

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

  
Phelan Hallinan & Schmieg, LLP  
Allison F. Wells, Esq., Id. No.309519  
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP  
Allison F. Wells, Esq., Id. No.309519  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

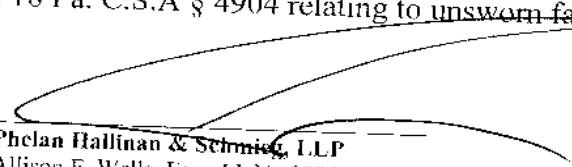
: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2010-CV-2236  
:

**VERIFICATION OF NON-MILITARY SERVICE**

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR is over 18 years of age and has a last known address of 2441 COLUMBIA BOULEVARD, BLOOMSBURG, PA 17815-3135 AND 170 LOOKOUT LANE WILLOW GROVE, PA 19090
- (c) that defendant TARA M. REICHERT is over 18 years of age and resides at 886 POPLAR STREET, BLOOMSBURG, PA 17815-2872.

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

  
Phelan Hallinan & Schmieg, LLP  
Allison F. Wells, Esq., Id. No.309519  
Attorney for Plaintiff

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

v.

**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR**  
**TARA M. REICHERT**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2010-CV-2236**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 254878**  
:

**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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **117 MEADOW LANE, ORANGEVILLE, PA 17859-8929**.

1. Name and address of Owner(s) or reputed Owner(s):  
Name  
Address (if address cannot be reasonably ascertained, please so indicate)  
  
**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR**  
**2441 COLUMBIA BOULEVARD**  
**BLOOMSBURG, PA 17815-3135**  
  
**170 LOOKOUT LANE**  
**WILLOW GROVE, PA 19090**  
  
**TARA M. REICHERT**  
**886 POPLAR STREET**  
**BLOOMSBURG, PA 17815-2872**
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)  
  
**CITIBANK (SOUTH DAKOTA), N.A.**  
**701 EAST 60TH STREET N**  
**SIOUX FALLS, SD 57117**  
  
**CITIBANK (SOUTH DAKOTA), N.A.**  
**C/O DANIEL A. PAYNE, ESQ.**  
**30 E COURT STREET**  
**DOYLESTOWN, PA 18901**  
  
**CITIBANK (SOUTH DAKOTA), N.A.**  
**C/O DANIEL A. PAYNE, ESQ.**  
**1060 ANDREW DRIVE, SUITE 170**  
**WEST CHESTER, PA 19380**  
  
**CITIBANK (SOUTH DAKOTA), N.A.**  
**C/O YALE D. WEINSTEIN, ESQ.**  
**1060 ANDREW DRIVE, SUITE 170**  
**WEST CHESTER, PA 19380**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
**None.**
5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
**None.**
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
**None.**
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:  
Name Address (if address cannot be reasonably ascertained, please indicate)

**TENANT/OCCUPANT**

**117 MEADOW LANE  
ORANGEVILLE, PA 17859-8929**

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

**6th Floor, Strawberry Sq., Dept 280601  
Harrisburg, PA 17128**

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

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

**JOHN C. REICHERT, JR.  
C/O WILLIAM S. KREISHER, ESQ.**

**401 SOUTH MARKET STREET  
BLOOMSBURG, PA 17815-1749**

**TARA M. REICHERT  
C/O ERIK N. DINGLE, ESQ.**

**458 WYOMING AVENUE  
KINGSTON, PA 18704**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**Commonwealth of Pennsylvania  
Department of Welfare**

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

**Internal Revenue Service Advisory**

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

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

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

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

Date: 9/9/11

By:

**Phelan Hallinan & Schmieg, LLP**  
Allison F. Wells, Esq., Id. No. 309519  
Attorney for Plaintiff



WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-2236

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

:  
:  
Defendant(s) : COLUMBIA COUNTY

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

TO: JOHN C. REICHERT A/K/A  
JOHN C. REICHERT, JR  
2441 COLUMBIA BOULEVARD  
BLOOMSBURG, PA 17815-3135

TARA M. REICHERT  
886 POPLAR STREET  
BLOOMSBURG, PA 17815-2872

JOHN C. REICHERT A/K/A  
JOHN C. REICHERT, JR  
170 LOOKOUT LANE  
WILLOW GROVE, PA 19090

**\*\*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 **117 MEADOW LANE, ORANGEVILLE, PA 17859-8929** 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 **\$164,324.97** 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-2236

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

vs.

**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT**

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

**117 MEADOW LANE, ORANGEVILLE, PA 17859-8929**

**Parcel #1: 15-12-005-08,000**

**Parcel #2: 15-12-005-12,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$164,324.97**

Attorneys for Plaintiff

**Phelan Hallinan & Schmieg, LLP**

## LEGAL DESCRIPTION

### TRACT NO. 1:

ALL THAT CERTAIN piece, parcel and lot of land situate in Fishing Creek Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of a 50 foot driveway and in line of lands now or formerly of Martin W. Mack and Sabina E. Mack, his wife; Thence along the said driveway, South 84 degrees East, 125 feet to a point in line of Lot No. 2A; Thence along Lot No. 2A; South 6 degrees 30 minutes East, 400 feet to a point in the center of Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of land now or formerly of Frederick E. Kaiser and Emma M. Kaiser, his wife, Thence along said now or formerly Kaiser lands, North 6 degrees 30 minutes West, 400 feet to a point, the place of Beginning. Being Lot No. 1A, as appears on a draft of lots of the property of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO the conditions and restrictions set forth in Columbia County Dced Book 666, page 1008.

### TRACT NO. 2:

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

BEGINNING at a point on the southerly side of a 50 foot drive and in line of lands of Lot No. 3A; Thence along said lands, South 6 degrees 30 minutes East, 400 feet to a point in Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of Lot No. 1A, now or formerly of Frederick E. Kaiser; Thence along said lot, North 6 degrees 30 minutes West, 400 feet to a point on the southerly side of the aforesaid drive; Thence along the aforesaid drive, South 84 degrees East, 125 feet to a point, the place of Beginning.

IT BEING LOT NO. 2A as appears on a draft of lots of the properties of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH, UNTO the grantees, their heirs and assigns, in common, however, with the lands now or formerly of Edward D. Batson and Kathleen M. Batson, husband and wife, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways on lands now or formerly of Edward D. Batson and Kathleen M. Batson.
- (b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repairs of said roadways.

1. That the said premises and/or improvements thereto shall be used for dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage on continuous foundation with or without appurtenances.
3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns.
4. No sewage or waste water shall be disposed of, except by an approved septic system.
5. Only ordinary household pets shall be kept upon the premises.
6. Each property owner may not permit his building or the grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well kept appearance of the area.
7. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Building plans must be approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns in writing prior to construction.
8. Utilities companies shall not be prevented from using the extreme boundary lines of any property in this development for the purpose of installing facilities necessary to furnish electric power or telephone service.

TITLE TO SAID PREMISES VESTED IN John C. Reichert and Tara M. Reichert, husband and wife, by Deed from Terri Lynn Yurko, also known as Terri L. Yurko, widow, Dated 09/22/2009, Recorded 10/26/2009 in Instrument # 200910091.

Premises being: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Tax Parcel #1: 15-12-005-08,000

Tax Parcel #2: 15-12-005-12,000

**SHORT DESCRIPTION**

By virtue of a Writ of Execution NO. 2010-CV-2236

WELLS FARGO BANK, N.A.

vs.

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

owner(s) of property situate in FISHING CREEK TOWNSHIP, Columbia County,  
Pennsylvania, being

(Municipality)

117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Parcel #1: 15-12-005-08,000

Parcel #2: 15-12-005-12,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$164,324.97

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

## LEGAL DESCRIPTION

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BEGINNING at a point on the southerly side of a 50 foot driveway and in line of lands now or formerly of Martin W. Mack and Sabina E. Mack, his wife; Thence along the said driveway, South 84 degrees East, 125 feet to a point in line of Lot No. 2A; Thence along Lot No. 2A; South 6 degrees 30 minutes East, 400 feet to a point in the center of Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of land now or formerly of Frederick E. Kaiser and Emma M. Kaiser, his wife, Thence along said now or formerly Kaiser lands, North 6 degrees 30 minutes West, 400 feet to a point, the place of Beginning. Being Lot No. 1A, as appears on a draft of lots of the property of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH AND UNDER AND SUBJECT TO the conditions and restrictions set forth in Columbia County Deed Book 666, page 1008.

### TRACT NO. 2:

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BEGINNING at a point on the southerly side of a 50 foot drive and in line of lands of Lot No. 3A; Thence along said lands, South 6 degrees 30 minutes East, 400 feet to a point in Huntington Creek; Thence through Huntington Creek, North 84 degrees West, 125 feet to a point in line of Lot No. 1A, now or formerly of Frederick E. Kaiser; Thence along said lot, North 6 degrees 30 minutes West, 400 feet to a point on the southerly side of the aforesaid drive; Thence along the aforesaid drive, South 84 degrees East, 125 feet to a point, the place of Beginning.

IT BEING LOT NO. 2A as appears on a draft of lots of the properties of Martin W. Mack in Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER WITH, UNTO the grantees, their heirs and assigns, in common, however, with the lands now or formerly of Edward D. Batson and Kathleen M. Batson, husband and wife, their heirs and assigns, the following:

- (a) The right of ingress and egress over all roadways on lands now or formerly of Edward D. Batson and Kathleen M. Batson.
- (b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restriction that the grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repairs of said roadways.

1. That the said premises and/or improvements thereto shall be used for dwelling purposes only and no other purposes.
2. Construction on the said premises shall be limited to single family house or cottage on continuous foundation with or without appurtenances.
3. Minimum front setback from property line for any dwelling or appurtenance thereto shall be 60 feet unless otherwise approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns.
4. No sewage or waste water shall be disposed of, except by an approved septic system.
5. Only ordinary household pets shall be kept upon the premises.
6. Each property owner may not permit his building or the grounds around same to become shabby, unpainted, trash or junk laden, or in a state of disrepair that would injure the general neat, well kept appearance of the area.
7. The use of any type of sign on any lot is permissible, providing it does not exceed four (4) square feet in size and is not commercial in nature. Building plans must be approved by Edward D. Batson and Kathleen M. Batson, their heirs or assigns in writing prior to construction.
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TITLE TO SAID PREMISES VESTED IN John C. Reichert and Tara M. Reichert, husband and wife, by Deed from Terri Lynn Yurko, also known as Terri L. Yurko, widow, Dated 09/22/2009, Recorded 10/26/2009 in Instrument # 200910091.

Premises being: 117 MEADOW LANE, ORANGEVILLE, PA 17859-8929

Tax Parcel #1: 15-12-005-08,000

Tax Parcel #2: 15-12-005-12,000



# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

Plaintiff

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2010-CV-2236

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 hercon by Sheriff of  
\_\_\_\_\_  
County, Pennsylvania, and made a part of this  
return

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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


Plaintiff  
WELLS FARGO BANK, N.A.

Expiration date

No.: 2010-CV-2236

Defendant  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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)  
117 MEADOW LANE  
ORANGEVILLE, PA 17859-8929

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

Telephone Number

Date

(215)563-7000

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

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

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff  
WELLS FARGO BANK, N.A.

Expiration date  
No.: 2010-CV-2236

Defendant  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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  
**JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**117 MEADOW LANE**

**ORANGEVILLE, PA 17859-8929**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other.**  
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 XXX Plaintiff

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

Telephone Number

Date

(215)563-7000

PLAINTIFF

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

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

No.: 2010-CV-2236

Defendant

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR

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

**2441 COLUMBIA BOULEVARD  
BLOOMSBURG, PA 17815-3135**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other**  
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

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

Telephone Number

(215)563-7000

Date

PLAINTIFF

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

Court Number

RETURNED:

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

of \_\_\_\_\_, 20\_\_\_\_

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No.: 2010-CV-2236

Defendant

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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.  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR

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

ORANGEVILLE, PA 17859-8929

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other**  
NOW,                     , 20          , I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of                       
County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this            day

of                     , 20          

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF SERVICE  
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

WELLS FARGO BANK, N.A.

No.: 2010-CV-2236

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
JOHN C. REICHERT A/K/A JOHN C. REICHERT JR

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

117 MEADOW LANE

ORANGEVILLE, PA 17859-8929

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE.** Defendants are divorced. One may not accept service for the other

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.

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~~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

---

50 ANSWERS

Signature of Dep. Sheriff \_\_\_\_\_

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No.: 2010-CV-2236

Defendant

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR

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

ORANGEVILLE, PA 17859-8929

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Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

PLAINTIFF

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

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

No.: 2010-CV-2236

Defendant

JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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  
TARA M. REICHERT

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

117 MEADOW LANE

ORANGEVILLE, PA 17859-8929

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other**  
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 DEPARTMENT IT

## 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  
No.: 2010-CV-2236

Defendant  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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.  
**TARA M. REICHERT**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**886 POPLAR STREET**  
**BLOOMSBURG, PA 17815-2872**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other**  
NOW, \_ \_ \_ \_ \_ , 20\_ \_ , I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of \_ \_ \_ \_ \_ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date

PLAINTIFF

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

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  
No.: 2010-CV-2236

Defendant  
JOHN C. REICHERT A/K/A JOHN C. REICHERT, JR  
TARA M. REICHERT

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  
**TARA M. REICHERT**  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**117 MEADOW LANE**

**ORANGEVILLE, PA 17859-8929**

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

**SERVE DEFENDANT WITH THE NOTICE OF SALE. Defendants are divorced. One may not accept service for the other**  
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Sheriff of COLUMBIA County, Penna.

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Signature of Attorney or other Originator requesting service on behalf of ☒ 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

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

TD BANK, N.A.  
PHILADELPHIA, PA 19148

3-180260

CHECK NO  
1107179

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/19/2011	*****1,350.00

Void after 180 days

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

*Travis S. Hallinan*

⑈1107179⑈ ⑆036001808⑆36 150866 6⑈