

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/14/2011	Advance Fee	Advance Fee	26497	0.00	1,500.00
11/14/2011	Advertising Sale (Newspaper)			15.00	0.00
11/14/2011	Advertising Sale Bills & Copies			17.50	0.00
11/14/2011	Crying Sale			10.00	0.00
11/14/2011	Docketing			15.00	0.00
11/14/2011	Levy			15.00	0.00
11/14/2011	Mailing Costs			48.00	0.00
11/14/2011	Posting Handbill			15.00	0.00
11/14/2011	Press Enterprise Inc			1,222.26	0.00
11/14/2011	Sheriff Automation Fund			50.00	0.00
11/14/2011	Web Posting			100.00	0.00
02/01/2012	Service			180.00	0.00
02/01/2012	Service Mileage			12.00	0.00
02/01/2012	Copies			6.00	0.00
02/01/2012	Notary Fee			15.00	0.00
02/01/2012	Surcharge			130.00	0.00
06/01/2012	Tax Claim Search			5.00	0.00
				<b>1,855.76</b>	<b>1,500.00</b>
				<b>TOTAL BALANCE: -355.76</b>	

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN, LLC

041043

41043

ATTORNEYS AT LAW  
PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301  
MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

10/1/2012

\$\*\*\*\*\*355.76

Three Hundred Fifty-Five and 76/100-----

US Dollars

PAY  
TO THE  
ORDER

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

SHERIFF BALANCE

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

"041043" :021202337: "E108811828"

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS-COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK-IF COLOR DOES NOT FADE DO NOT ACCEPT

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11/14/2011	Mailing Costs			48.00	0.00
11/14/2011	Posting Handbill			15.00	0.00
11/14/2011	Press Enterprise Inc.			1,222.26	0.00
11/14/2011	Sheriff Automation Fund			50.00	0.00
11/14/2011	Web Posting			100.00	0.00
02/01/2012	Service			180.00	0.00
02/01/2012	Service Mileage			12.00	0.00
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				1,855.76	1,500.00

<b>TOTAL BALANCE:</b>	<b>-355.76</b>
-----------------------	----------------

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
**TIMOTHY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** Marina Alvarado

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** June 1, 2012

**Re:** Jerry Derr

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

Attached is a cost sheet showing a balance due of \$355.76

2nd fax 7-11-12  
3rd fax 9-14-12

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

# **ZUCKER, GOLDBERG & ACKERMAN, LLC** **ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures  
Please send your request to: zuckergoldberg.com/pr*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG  
MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. \*  
KIMBERLY A. BONNER, ESQ. \*  
RALPH M. SALVIA, ESQ. \*

\* MEMBER OF PA BAR ONLY

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\* ALSO MEMBER OF NY, PA AND CA BAR  
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\* ALSO MEMBER OF NY AND ME BAR  
\* ALSO MEMBER OF NY BAR  
\* ALSO MEMBER OF PA BAR  
\* ALSO MEMBER OF NY AND DC BAR

XFP-148923

June 1, 2012

*Via Fax & Regular Mail*

*Fax no.: 570-389-5625*

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.

vs. Jerry L. Derr, Jr. and Leslie A. Derr, husband and wife, as  
tenants by the entireties

Premises: 70 Firetower Road  
Bloomsburg, PA 17815

Docket No.: 2011-CV-1398

Sheriff #: 2011-ED-152

Dear Sir/Madam:

Please consider this correspondence a formal request to stay the Sheriff's sale scheduled for June 6, 2012. No funds have been received.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
ZUCKER GOLDBERG & ACKERMAN

By: Marina Alvarado  
Foreclosure Sales Specialist  
(908) 233-8500 x 370

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
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WELLS FARGO BANK N.A.  
vs.  
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06/01/2012	Tax Claim Search			5.00	0.00
				1,855.76	1,500.00
				TOTAL BALANCE: -355.76	

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	<del>\$35.00</del>	
TRANSFER TAX FORM	<del>\$25.00</del>	
DISTRIBUTION FORM	<del>\$25.00</del>	
COPIES	\$ <u>6</u>	
NOTARY	\$ <u>15</u>	
TOTAL *****		\$ <u>348.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
SOLICITOR'S SERVICES	<del>\$75.00</del>	
TOTAL *****		\$ <u>1372.26</u>

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

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

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

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)

\$ 1855.76  
1500.00

\$ 355.76

# SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>433.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>328.69</u>
TOTAL ***** \$ <u>328.69</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2404.45



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



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

vs.

**Defendant**  
JERRY DERR  
LESLIE DERR

**Attorney for the Plaintiff:**

ZUCKER, GOLDBERG & ACKERMAN, LLC  
200 SHEFFIELD STREET  
SUITE 301  
MOUNTAINSIDE, NJ 07092

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

**Writ of Execution No. :** 2011CV1398

**Advance Sheriff Costs:** 1,350.00

**Location of the real estate:** 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815

## Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	12.00
Crying Sale	10.00
Service	180.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	130.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,222.28
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	48.00
Copies	6.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs** **2,020.76**

## Municipal Costs

Delinquent Taxes	328.69
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**Total Municipal Costs** **328.69**

## Distribution Costs

Recording Fees	55.00
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**Total Distribution Costs** **55.00**

**Grand Total:** **2,404.45**

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

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

(c) Columbia County Sheriff - Teleosent, Inc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Jerry & Leslie Bell

NO. 152-11 ED NO. 1398-11 JD

DATE/TIME OF SALE: Feb. 8 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

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

vs.

**Defendant**  
JERRY DERR  
LESLIE DERR

**Attorney for the Plaintiff:**

ZUCKER, GOLDBERG & ACKERMAN, LLC  
200 SHEFFIELD STREET  
SUITE 301  
MOUNTAINSIDE, NJ 07092

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

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Service Mileage	12.00
Crying Sale	10.00
Service	180.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	130.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,222.26
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	48.00
Copies	6.00
Solicitor Services	75.00
Sheriff Automation Fund	50.00

**Total Sheriff Costs** 2,020.76

## Municipal Costs

Delinquent Taxes	328.69
------------------	--------

**Total Municipal Costs** 328.69

## Distribution Costs

Recording Fees	55.00
----------------	-------

**Total Distribution Costs** 55.00

---

**Grand Total:** 2,404.45

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

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

(c) CountySuite Sheriff, Telesoft, Inc

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

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*For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](http://zuckergoldberg.com/pr)*

**REPLY TO NEW JERSEY ADDRESS**

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LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

**OF COUNSEL:**

SCOTT A. DIETTERICK, ESQ. \*  
KIMBERLY A. BONNER, ESQ. \*  
RALPH M. SALVIA, ESQ. \*

\* MEMBER OF PA BAR ONLY

\* ALSO MEMBER OF NY, PA AND CA BAR  
\* ALSO MEMBER OF NY, PA AND ME BAR  
\* ALSO MEMBER OF NY AND ME BAR  
\* ALSO MEMBER OF NY BAR  
\* ALSO MEMBER OF PA BAR

XFP-148923

April 5, 2012

**Fax no.: 570-389-5625**

Office of the Sheriff of Columbia County  
ATTN: REAL ESTATE DEPT.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.  
vs. Jerry L. Derr, Jr.  
Premises: 70 Firetower Road  
Bloomsburg, PA 17815  
Docket No.: 2011-CV-1398  
Sheriff Sale #: 2011-ED-152

Dear Sir/Madam:

Please continue the sheriff sale set for April 11, 2012 to June 6, 2012. Please announce this continuance at the April 11, 2012 Sheriff Sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**  
Foreclosure Sales Specialist  
(908) 233-8500 x 370

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDILLA  
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RALPH M. SALVIA, ESQ. \*

\* MEMBER OF PA BAR ONLY

XFP-148923

February 1, 2012

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Re: Wells Fargo Bank, N.A.  
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Premises: 70 Firetower Road  
Bloomsburg, PA 17815  
Docket No.: 2011-CV-1398  
Sheriff Sale #: 2011-ED-152

Dear Sir/Madam:

Please continue the sheriff sale set for **February 8, 2012 to April 11, 2012**. Please announce this continuance at the February 8, 2012 Sheriff Sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,  
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**  
Foreclosure Sales Specialist  
(908) 233-8500 x 370

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV01398

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

WEDNESDAY, FEBRUARY 08, 2012

AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING. CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #200400960, PAGE, GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815  
PROPERTY ADDRESS: 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 22-11-00104

Seized and taken into execution to be sold as the property of JERRY DERR, LESLIE DERR in suit of WELLS FARGO BANK N.A..

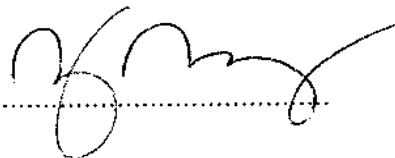
TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid 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:  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
MOUNTAINVIEW, NJ  
908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffcolumbiacountypa.gov

law deposes and says that Press Enterprise is  
ipal office and place of business at 3185  
olumbia and State of Pennsylvania, and was  
as been published daily, continuously in said  
te attached notice January 18, 25 and February 1,  
s one of the officers or publisher or designated  
er in which legal advertisement was published;  
erested in the subject matter of said notice and  
te foregoing statement as to time, place, and



3<sup>rd</sup> day of February 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I hereby certify that the advertising and  
for publishing the foregoing notice, and the

County 024

PARCEL ID: 22-111

**RECEIVED**

TA AR 2012

ALTERNATE ID:

EFFECTIVE DATE

<i>Year</i>	<i>Authority</i>	<i>Fund</i>
-------------	------------------	-------------

[illegible]

289-578

4 • 12 +

30 • +

5. +

Interest  
R+C Notice  
Tax Cert.

528 \* 69 \*

Total

March  
Amount

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Posting - Sale Bill	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/14/2011
<b>Notes:</b>	SHERIFF'S SALE BILL		

### Serve To:

<b>Name:</b>	(POSTING)
<b>Primary Address:</b>	70 FIRETOWER ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge <u>Posted</u> Other
<b>Adult In Charge:</b>	
<b>Relation:</b>	
<b>Date:</b>	01/05/12
<b>Time:</b>	14/55
<b>Deputy:</b>	60
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

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

### Service Attempt Notes:

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

(POSTING)

2011CV1398

70 FIRETOWER ROAD, BLOOMSBURG, PA 17815

EXP: 12/14/2011



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy

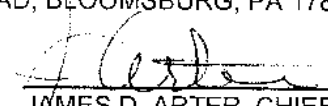


WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SHERIFF'S RETURN OF SERVICE

12/07/2011 10:55 AM - CHIEF DEPUTY JAMES D. ARTER, 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: LESLIE DERR AT 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

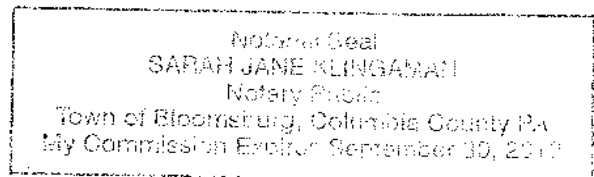
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

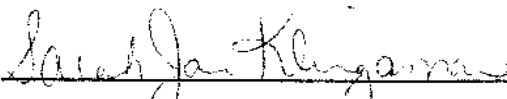
December 12, 2011

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2011





Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SHERIFF'S RETURN OF SERVICE

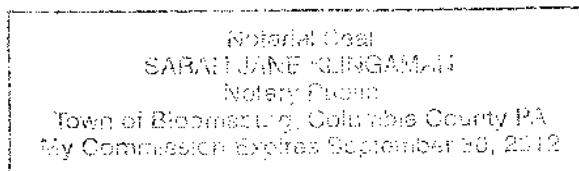
12/07/2011 10:55 AM - CHIEF DEPUTY JAMES D. ARTER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LESLIE DERR, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JERRY DERR AT 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815.

  
JAMES D. ARTER, CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 12, 2011



NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2011



Plaintiff Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAIN SIDE, NJ

Notary Public for the State of Pennsylvania

LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDIELLA  
BRIAN C. NICHOLAS  
STEVEN D. KROL  
CHRISTOPHER G. FORD  
DENISE CARLON  
CHRISTINE E. POTTER  
RYAN S. MALC  
JENEE K. CICCARELLI  
ASHLEIGH LEVY MARIN  
DOUGLAS J. McDONOUGH  
TIMOTHY J. ZIEGLER  
STEPHANIE WOLCHOK  
ELIZABETH P. RIZZO  
ROBERT D. BAILEY  
JAIME R. ACKERMAN  
OMAR SHANAWANI

\* ALSO MEMBER OF NY, PA AND CA BAR  
♦ ALSO MEMBER OF NY, PA AND ME BAR  
◊ ALSO MEMBER OF NY AND ME BAR  
Δ ALSO MEMBER OF NY BAR  
E ALSO MEMBER OF PA BAR

**ZUCKER, GOLDBERG & ACKERMAN, LLC**  
**ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures  
Please send your request to: zuckergoldberg.com/pr*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ✕  
KIMBERLY A. BONNER, ESQ. ✕  
RALPH M. SALVIA, ESQ. ✕

✕ MEMBER OF PA BAR ONLY

XFP-148923

December 29, 2011

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

**Re:** Wells Fargo Bank, N.A.

**vs.** Jerry L. Derr, Jr. and Leslie A. Derr, husband and wife, as tenants by the  
entireties

**Premises:** 70 Firetower Road, Bloomsburg PA 17815.

**Docket No.:** 2011-CV-1398

**Sheriff No.:** 2011-ED-152

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Daniel Schlesinger

Daniel Schlesinger, Legal Assistant  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX

dsc  
enclosures  
cc: Sheriff of Columbia County (w/encl.)

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendants.

CIVIL DIVISION

NO.: 2011-CV-1398

Sheriff Sale #: 2011-ED-152

TYPE OF PLEADING

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE  
OF DEFENDANT/OWNER AND  
OTHER PARTIES OF INTEREST**

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650  
Kimberly A. Bonner, Esquire- PA I.D. #89705  
Joel A. Ackerman, Esquire- PA I.D. #202729  
Ashleigh L. Marin, Esquire- PA I.D. #306799  
Ralph M. Salvia, Esquire- PA I.D. #202946  
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
(908) 233-1390 FAX  
[office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)  
File No.: XFP- 148923/dsc

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2011-CV-1398
	:	
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendants.	:	
	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF  
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Jerry L. Derr, Jr. and Leslie A. Derr, husband and wife, as tenants by the entireties, are the record owners of the real property.

2. On or about November 26, 2011, Defendants Jerry L. Derr, Jr. and Leslie A. Derr, were served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at the address of the mortgaged premises, being 70 Firetower Road, Bloomsburg, PA 17815. True and correct copies of said Notices and Proofs of Service are marked Exhibit "A", attached hereto and made a part hereof.

3. On or about December 22, 2011, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: December 29, 2011

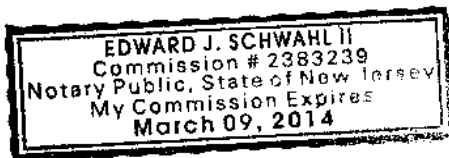
ZUCKER, GOLDBERG & ACKERMAN, LLC  
Attorneys for Plaintiff

  
DANIEL SCHLESINGER  
Paralegal/Legal Assistant

Sworn to and subscribed before  
me this 29 day of December, 2011

  
Notary Public

MY COMMISSION EXPIRES:



# **EXHIBIT A**

Zuster, Goldberg & Ackerman, LLC  
PO Box 1218  
Mountainside, NJ 07092-1218



7296 4006 9295 6175 2116

20111123-102

Jerry L. Dent, Jr.  
70 FIRE TOWER RD  
BLOOMSBURG, PA 17815-7464

PANOS





**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	
Jerry L. Derr, Jr.; Leslie A. Derr,	:	
	:	
Defendant(s).	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Jerry L. Derr, Jr.  
70 Firetower Road  
Bloomsburg, PA 17815  
AND  
71 Firetower Road  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on February 8, 2012 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

70 Firetower Road, Bloomsburg, PA, 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2011-CV-1398



Zucker, Goldberg & Ackerman, LLC  
XFP-148923

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jerry L. Derr, Jr.; Leslie A. Derr

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service of the Columbia  
County Bar Association

Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.


2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11-10-11

BY:

  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

Official USPS use ONLY

2. Article Number



7176 9006 9295 6175 2116

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

Jerry L. Dent, Jr.  
70 FIRE TOWER RD  
BLOOMSBURG, PA 17815-7464

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Name)

B. Date of Delivery

C. Signature

*Jerry L. Dent, Jr.*

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes  
☒ No

Reference Information

148823  
PANOS

7176 9006 9295 6175 2116-102

PS Form 3811, January 2005

Domestic Return Receipt

[illegible]

**Zucker, Goldberg & Ackerman, LLC**  
PO Box 9076  
Temecula, CA 92589-9076

1	Walden	1
2	Walden	1
3	Walden	1
4	Walden	1
5	Walden	1
6	Walden	1
7	Walden	1
8	Walden	1
9	Walden	1
10	Walden	1
11	Walden	1
12	Walden	1
13	Walden	1
14	Walden	1
15	Walden	1
16	Walden	1
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36	Walden	1
37	Walden	1
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100	Walden	1

Zupler, Goldberg & Ackerman, LLC  
PO Box 1219  
Mountainside, NJ 07092-1219



7296 9006 9295 6375 2347

2011123-102

Leslie A. Derr  
70 FIRE TOWER RD  
BLOOMSBURG, PA 17815-7464

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
	:	
vs.	:	
	:	
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Leslie A. Derr  
70 Firetower Road  
Bloomsburg, PA 17815  
AND  
71 Firetower Road  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on February 8, 2012 at 9:00 am prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

70 Firetower Road, Bloomsburg, PA, 17815

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2011-CV-1398

Zucker Goldberg & Ackerman, LLC  
NFP-148923



THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jerry L. Derr, Jr.; Leslie A. Derr

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service of the Columbia  
County Bar Association

Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11-10-11

BY:

*Ackerman*  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.



Zucker, Goldberg & Ackerman, LLC  
XFP-148923

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

Official USPS use ONLY

2. Article Number



719L 900L 929S L175 2147

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee)

☐ Yes

1. Article Addressed to:

Leslie A. Dent  
70 FIRE TOWER RD  
BLOOMSBURG, PA 17815-7464

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X In delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes  
☒ No

Reference Information

148823  
PANOSS

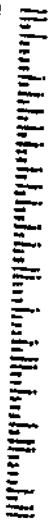
719L 900L 929S L175 2147-102  
11/23/2011

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

|||||  
Zucker, Goldberg & Ackerman, LLC  
PO Box 9076  
Temecula, CA 92589-9076



# **EXHIBIT B**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
	:	
vs.	:	
	:	
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	

**NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST**  
**PURSUANT TO Pa.R.C.P. 3129(b)**

TO:

UNKNOWN TENANT OR TENANTS

70 Firetower Road  
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

MERS AS NOMINEE FOR VILLAGE  
CAPITAL & INVESTMENT LLC, A LIMITED  
LIABILITY COMPANY  
PO Box 2026  
Flint, MI 48501-2026

MERS AS NOMINEE FOR VILLAGE  
CAPITAL & INVESTMENT LLC, A LIMITED  
LIABILITY COMPANY  
700 East Gate Drive, Suite 310  
Mount Laurel, PA 08054

UNKNOWN SPOUSE

70 Firetower Road  
Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE  
TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

COLUMBIA COUNTY DOMESTIC  
RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.  
PO Box 2026  
Flint, MI 48501-2026

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street  
Bloomsburg, PA 17815

On 02/08/2012 at 9:00am, the following described real estate which Jerry L. Derr, Jr. and Leslie A. Derr, husband and wife, as tenants by the entireties are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

70 Firetower Road,  
Bloomsburg, PA 17815  
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

Zucker, Goldberg & Ackerman, LLC  
XFP-148923  
148923D1004C12122011P1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: UNKNOWN TENANT OR TENANTS

70 Firetower Road

Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

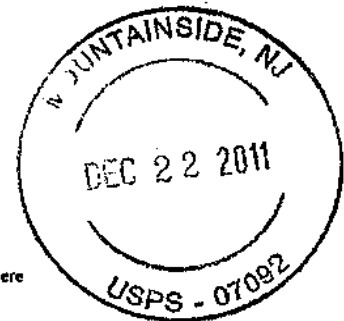
P.O. Box 2675

Harrisburg, PA 17105

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
FITNEY BOWES  
02 1M \$ 01.15<sup>00</sup>  
000 4282036 DEC 22 2011  
MAILED FROM ZIP CODE 07092



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: MERS AS NOMINEE FOR VILLAGE CAPITAL &

INVESTMENT LLC, A LIMITED LIABILITY COMPANY

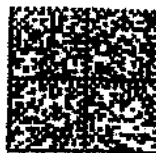
PO Box 2026

Flint, MI 48501-2026

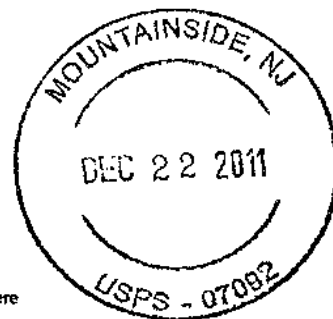
Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
FITNEY BOWES  
02 1M \$ 01.15<sup>00</sup>  
000 4282036 DEC 22 2011  
MAILED FROM ZIP CODE 07092





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From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: MERS AS NOMINEE FOR VILLAGE CAPITAL &  
INVESTMENT LLC, A LIMITED LIABILITY COMPANY  
700 East Gate Drive, Suite 310  
Mount Laurel, PA 08054

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
02 1M \$01.15<sup>0</sup>  
0004282036 DEC 22 2011  
MAILED FROM ZIP CODE 07092



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
PO Box 2026  
Flint, MI 48501-2026

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAGE  
02 1M \$01.15<sup>0</sup>  
0004282036 DEC 22 2011  
MAILED FROM ZIP CODE 07092





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

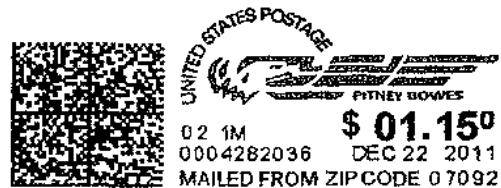
XFP-148923/sde TEAM C

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065





This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form is for domestic and international mail.

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-148923/sde TEAM C

To: UNKNOWN SPOUSE  
70 Firetower Road  
Bloomsburg, PA 17815

Postmark Here

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9055



LEONARD B. ZUCKER  
MICHAEL S. ACKERMAN  
JOEL ACKERMAN\*

FRANCES GAMBARDELLA  
BRIAN C. NICHOLAS  
STEVEN D. KROL  
CHRISTOPHER G. FORD  
DENISE CARLON  
CHRISTINE E. POTTER  
RYAN S. MALC  
JENEE K. CICCARELLI  
ASHLEIGH LEVY MARIN  
DOUGLAS J. McDONOUGH  
TIMOTHY J. ZIEGLER  
STEPHANIE WOLCHOK  
ELIZABETH P. RIZZO  
ROBERT D. BAILEY  
JAIME R. ACKERMAN  
OMAR SHANAWANI

\* ALSO MEMBER OF NY, PA AND CA BAR  
♦ ALSO MEMBER OF NY, PA AND ME BAR  
◇ ALSO MEMBER OF NY AND ME BAR  
△ ALSO MEMBER OF NY BAR  
£ ALSO MEMBER OF PA BAR

**ZUCKER, GOLDBERG & ACKERMAN,  
LLC  
ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101  
P.O. BOX 1024  
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500  
FACSIMILE: 908-233-1390  
E-MAIL: [office@zuckergoldberg.com](mailto:office@zuckergoldberg.com)

*For payoff/reinstatement figures  
Please send your request to: [zuckergoldberg.com/pr](mailto:zuckergoldberg.com/pr)*

**REPLY TO NEW JERSEY ADDRESS**

FOUNDED IN 1923  
AS ZUCKER & GOLDBERG  
MAURICE J. ZUCKER (1918-1979)  
LOUIS D. GOLDBERG (1923-1967)  
LEONARD H. GOLDBERG (1929-1979)  
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:  
P.O. Box 650  
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. \*  
KIMBERLY A. BONNER, ESQ. \*  
RALPH M. SALVIA, ESQ. \*

\* MEMBER OF PA BAR ONLY

XFP-148923

December 12, 2011

Prothonotary of Columbia County  
Columbia County Courthouse  
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.  
vs. Jerry L. Derr, Jr.  
Property Address: 70 Firetower Road  
Bloomsburg, PA 17815  
Docket No.: 2011-CV-1398  
Sale Ref No.: 2011-ED-152

Dear Sir/Madam:

Enclosed for filing please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1, to be filed in the above-referenced case. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

If you should have any questions, please do not hesitate to contact Shereza Deonarine of our office at 908-233-8500 Ext. 244.

Very Truly Yours,  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
BY: *Shereza Deonarine*  
Shereza Deonarine, Legal Assistant  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
E-mail: [Office@zuckergoldberg.com](mailto:Office@zuckergoldberg.com)  
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 70 Firetower Road, Bloomsburg, PA 17815.

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

JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY  
THE ENTIRETIES  
70 Firetower Road  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

JERRY L. DERR, JR.  
70 Firetower Road  
Bloomsburg, PA 17815

LESLIE A. DERR  
70 Firetower Road  
Bloomsburg, PA 17815

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

WELLS FARGO BANK, N.A.  
Plaintiff

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

WELLS FARGO BANK, N.A.  
Plaintiff

MERS AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, A LIMITED LIABILITY  
COMPANY  
PO Box 2026  
Flint, MI 48501-2026  
AND  
700 East Gate Drive, Suite 310  
Mount Laurel, PA 08054

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
PO Box 2026  
Flint, MI 48501-2026

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

COLUMBIA COUNTY TAX CLAIM BUREAU  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE  
P.O. Box 2675  
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS  
70 Firetower Road  
Bloomsburg, PA 17815

UNKNOWN SPOUSE  
70 Firetower Road  
Bloomsburg, PA 17815



PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

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

Dated: 12/15/11

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: [Office@zuckergoldberg.com](mailto:Office@zuckergoldberg.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

James D. Arter  
Chief Deputy



WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/14/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	LESLIE DERR
<b>Primary Address:</b>	70 FIRETOWER ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	
<b>DOB:</b>	
<b>Alternate Address:</b>	71 FIRETOWER ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Leslie Derr		
<b>Relation:</b>	Derr		
<b>Date:</b>	12-7-11	<b>Time:</b>	1055
<b>Deputy:</b>	2	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

<b>Date:</b>	11-16-11	12-7-11				
<b>Time:</b>	1145	1050				
<b>Mileage:</b>						
<b>Deputy:</b>	2	2				

### Service Attempt Notes:

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

DERR, LESLIE

2011CV1398

70 FIRETOWER ROAD, BLOOMSBURG, PA 17815

EXP: 12/14/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	12/14/2011
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	JERRY DERR
<b>Primary Address:</b>	70 FIRE TOWER ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	DOB:
<b>Alternate Address:</b>	71 FIRE TOWER ROAD BLOOMSBURG, PA 17815
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other
<b>Adult In Charge:</b>	LESLIE DERR
<b>Relation:</b>	WIFE
<b>Date:</b>	12-7-11
<b>Time:</b>	1055
<b>Deputy:</b>	2
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> ZUCKER, GOLDBERG & ACKERMAN, LLC	<b>Phone:</b> 908-233-8500
---	----------------------------

### Service Attempts:

<b>Date:</b>	11-16-11	12-7-11				
<b>Time:</b>	1145	1050				
<b>Mileage:</b>						
<b>Deputy:</b>	2	2				

### Service Attempt Notes:

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

DERR, JERRY

2011CV1398

70 FIRE TOWER ROAD, BLOOMSBURG, PA 17815

EXP: 12/14/2011

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	12/14/2011	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:	MAURICE GLE	
Relation:	Customer Service	
Date:	11-16-11	Time:
Deputy:	2	Mileage:

### Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone:	908-233-8500
-------	----------------------------------	--------	--------------

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1398

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 12/14/2011

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

Date: 11/15/2011

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 11057

DERR JERRY L & LESLIE A JR  
70 FIRETOWER ROAD  
BLOOMSBURG PA 17815

District: MAIN TWP  
Deed: 20040 -0960  
Location: 70 FIRE TOWER RD  
Parcel Id: 22 -11 -001-04,000

Assessment: 29,397

Balances as of 11/15/2011

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

NO TAX CLAIM TAXES DUE

By: Columbia Co Sheriff

Per: Tim Chamberlain

\* Current year taxes are reported delinquent in Jan 2012.

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2011 - REAL ESTATE

As of Date: 11/15/2011 12:22:17 PM

Owner: DERR JERRY L & LESLIE A JR

Municipality: MAIN TWP

Parcel #: 22 -11 -001-04,000

70 FIRETOWER ROAD

Property Desc:

BLOOMSBURG PA 17815

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
022766	G	\$177.06	04/30/2011	\$180.67	06/30/2011	\$198.74	08/31/2011
		Payment					
022766	S	\$38.75	04/30/2011	\$39.54	06/30/2011	\$43.49	08/31/2011
		Payment					
022766	R	\$28.81	04/30/2011	\$29.40	06/30/2011	\$32.34	08/31/2011
		Payment					

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



James D. Arter  
Chief Deputy

WELLS FARGO BANK N.A.  
vs.  
JERRY DERR (et al.)

Case Number  
2011CV1398

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/14/2011

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: DZS Miller

Relation: CLERK

Date: 11-15-11

Time: 0800

Deputy: 2

Mileage:

### Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX

2011CV1398

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/14/2011



Document Receipt

---

Trans # 43355 Carrier / service: POST 2PM 11/14/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000011576

Doc Ref #: 152ED2011

PHILADELPHIA PA 19106

Document Receipt

---

Trans # 43354 Carrier / service: POST 2PM 11/14/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000011569

Doc Ref #: 152ED2011

HARRISBURG PA 17128

Document Receipt

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Trans #	43353	Carrier / service:	POST	2PM	11/14/2011
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Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000011552

Doc Ref #: 152ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 43352 Carrier / service: POST 2PM 11/14/2011

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000011545

Doc Ref #: 152ED2011

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 43351 Carrier / service: POST 2PM 11/14/2011

Ship to: 43351

PA DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000011538

Doc Ref #: 152ED2011

HARRISBURG PA 17128

Document Receipt

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Trans # 43350 Carrier / service: POST 2PM 11/14/2011

Ship to: 43350

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000011521

Doc Ref #: 152ED2011

HARRISBURG PA 17105

Document Receipt

---

Trans # 43349 Carrier / service: POST 2PM 11/14/2011

Ship to: 43349

MERS AS NOMINEE FOR VILLAGE

CAPITAL & INVESTMENT LLC

700 EAST GATE DRIVE

MOUNT LAUREL PA 08054

Tracking #: 9171924291001000011514

Doc Ref #: 152ED2011

Document Receipt

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Trans # 43348 Carrier / service: POST 2PM 11/14/2011

Ship to: 43348

MERS AS NOMINEE FOR VILLAGE

CAPITAL & INVESTMENT LLC

PO BOX 2026

Tracking #: 9171924291001000011507

Doc Ref #: 152ED2011

FLINT MI 48501



# REAL ESTATE OUTLINE

ED # 152-11

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

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ <del>1350.00</del> OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>26497</u>

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

SALE DATE	<u>Feb. 8, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 5, 12</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 18</u>	
	2 <sup>ND</sup> WEEK <u>25</u>	
	3 <sup>RD</sup> WEEK <u>Feb. 1, 12</u>	

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	2011-ED-152
Defendant(s).	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$188,044.66
Interest from 11/09/2011 to date	\$3,088.80
of sale	
<b>Total</b>	<b>\$171,982.90</b>
	<b>plus costs to be added</b>

Prothonotary:

By: Tami B. Kline / MT  
Clerk

Date: 11-14-2011

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1398

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;  
BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.  
CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.  
PARCEL NO. 22-11-00104  
BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #200400960, PAGE, GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.  
PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815  
PROPERTY ADDRESS: 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 22-11-00104

Seized and taken into execution to be sold as the property of JERRY DERR, LESLIE DERR 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:  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
MOUNTAIN SIDE, NJ 908-233-8500

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1398

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.  
CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.  
PARCEL NO. 22-11-00104  
BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT #200400960, PAGE, GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.  
PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815  
PROPERTY ADDRESS: 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 22-11-00104

Seized and taken into execution to be sold as the property of JERRY DERR, LESLIE DERR 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:  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
MOUNTAIN SIDE, NJ 908-233-8500

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2011CV1398

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

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

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

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;  
BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.  
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PARCEL NO. 22-11-00104  
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PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815  
PROPERTY ADDRESS: 70 FIRETOWER ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 22-11-00104

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Attorney for the Plaintiff:  
ZUCKER, GOLDBERG & ACKERMAN, LLC  
MOUNTAINSIDE, NJ 908-233-8500

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

: CIVIL DIVISION

: NO.: 2011-CV-1398

: Execution No.:

: 2011-ED-152

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$188,044.66
Interest from 11/09/2011 to date of sale	\$3,088.80

**Total      \$171,982.90**  
**plus costs to be added**

Prothonotary:

By: Tami B. Kline / MT  
Clerk

Date: 11-14-2011

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

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PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	2011-ED-152
Defendant(s).	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$188,044.66
Interest from 11/09/2011 to date	\$3,088.80
of sale	
<b>Total</b>	<b>\$171,982.90</b>
	<b>plus costs to be added</b>

Prothonotary:

By: Tami B. Kline / MT  
Clerk

Date: 11-14-2011

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

: CIVIL DIVISION

: NO.: 2011-CV-1398

: Execution No.:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

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PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

152

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 70 Firetower Road, Bloomsburg, PA 17815.

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

JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS  
TENANTS BY THE ENTIRETIES  
70 Firetower Road  
Bloomsburg, PA 17815

2. Name and Address of Defendant(s) in the Judgment:

JERRY L. DERR, JR.  
70 Firetower Road  
Bloomsburg, PA 17815

LESLE A. DERR  
70 Firetower Road  
Bloomsburg, PA 17815

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

WELLS FARGO BANK, N.A.  
Plaintiff

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

WELLS FARGO BANK, N.A.  
Plaintiff

MERS AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, A LIMITED  
LIABILITY COMPANY

PO Box 2026

Flint, MI 48501-2026

AND

700 East Gate Drive, Suite 310

Mount Laurel, PA 08054

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS

70 Firetower Road

Bloomsburg, PA 17815

UNKNOWN SPOUSE

70 Firetower Road

Bloomsburg, PA 17815

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION  
Dept. 280601  
Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

11-10-11

BY:



Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-148923

(908) 233-8500; (908) 233-1390 FAX

E-mail: [Office@zuckergoldberg.com](mailto:Office@zuckergoldberg.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Jerry L. Derr, Jr.; Leslie A. Derr;

Defendant(s).

CIVIL DIVISION

NO.: 2011-CV-1398

Execution No.:

LEGAL DESCRIPTION

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PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

Exhibit "A"

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
	:	
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

**LEGAL DESCRIPTION**

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**PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815**

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Leslie A. Derr  
70 Firetower Road  
Bloomsburg, PA 17815  
AND  
71 Firetower Road  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on \_\_\_\_\_ at \_\_\_\_\_ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**70 Firetower Road, Bloomsburg, PA, 17815**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2011-CV-1398**



THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jerry L. Derr, Jr.; Leslie A. Derr

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11-10-11

BY: AKM  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
	:	
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815

**Exhibit "A"**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Jerry L. Derr, Jr.  
70 Firetower Road  
Bloomsburg, PA 17815  
AND  
71 Firetower Road  
Bloomsburg, PA 17815

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street  
Bloomsburg, PA 17815 on \_\_\_\_\_ at \_\_\_\_\_ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting  
of a statement of the measured boundaries of the property, together with a brief mention of the  
buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

**70 Firetower Road, Bloomsburg, PA, 17815**

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2011-CV-1398**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Jerry L. Derr, Jr.; Leslie A. Derr

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia  
County Bar Association**

**Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

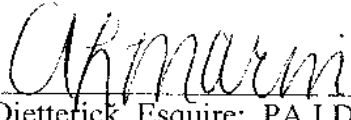
1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 11-10-11

BY:

  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
File No.: XFP-148923  
(908) 233-8500; (908) 233-1390 FAX  
E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND  
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1398
vs.	:	
	:	Execution No.:
Jerry L. Derr, Jr.; Leslie A. Derr;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	
	:	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROUTE NO. 397 AND IN LINE OF LANDS NOW OR FORMERLY OF SNEIDMAN, THENCE BY THE CENTER OF SAID TOWNSHIP ROUTE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 58 DEGREES WEST, 294.3 FEET TO A POINT; THENCE CONTINUING BY SAID TOWNSHIP ROUTE SOUTH 71-1/2 DEGREES WEST, 32.7 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF BERGSTRESSER; THENCE BY THE SAME NORTH 35 DEGREES 15 MINUTES WEST, 1,340 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION; THENCE BY THE SAME NORTH 64 DEGREES EAST, 200 FEET TO A GUM; THENCE CONTINUING BY LANDS NOW OR FORMERLY OF THE PENNSYLVANIA GAME COMMISSION, NORTH 68-1/4 DEGREES EAST, 127.0 FEET TO A POINT IN LINE OF LANDS OF NOW OR FORMERLY OF SNEIDMAN; THENCE BY THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST, 1,329.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.1 ACRES. THIS DESCRIPTION WAS PREPARED FROM DRAFT OF SURVEY OF A. CARL WOLFE, P.E., DATED MARCH 15, 1977.

PARCEL NO. 22-11-00104

BEING THE SAME PREMISES WHICH JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, BY DEED DATED JANUARY 26, 2004 AND RECORDED JANUARY 30, 2004 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME INSTRUMENT#200400960, PAGE , GRANTED AND CONVEYED UNTO JERRY L. DERR, JR. AND LESLIE A. DERR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

**PROPERTY KNOWN AS 70 FIRETOWER ROAD, BLOOMSBURG, PA, 17815**

**Exhibit "A"**

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

JERRY L. DERR, JR.; LESLIE A. DERR;

Defendants.

CIVIL DIVISION

NO.: 2011-CV-1398

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY :

SS:

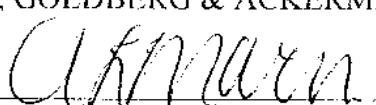
COUNTY OF UNION :

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 70 Firetower Road, Bloomsburg, PA 17815 is Jerry L. Derr, Jr. and Leslie A. Derr, husband and wife, as tenants by the entireties, with a last known address of 70 Firetower Road, Bloomsburg, PA 17815, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 11/10/11

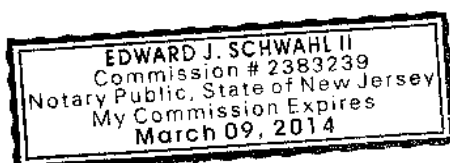
By:

  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
Jaime R. Ackerman, Esquire; PA I.D. #311032  
Atty File No.: XFP-148923  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 10 DAY OF NOVEMBER, 2011.

NOTARY PUBLIC







IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,  
Plaintiff,  
vs.  
Jerry L. Derr, Jr.; Leslie A. Derr;  
Defendant(s).

: CIVIL DIVISION  
:  
: NO.: 2011-CV-1398  
:  
: Execution No.:  
:  
:  
:  
:  
:  
:

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 11/10/11

By: CRIMAN  
Scott A. Dietterick, Esquire; PA I.D. #55650  
Kimberly A. Bonner, Esquire; PA I.D. #89705  
Joel A. Ackerman, Esquire; PA I.D. #202729  
Ashleigh L. Marin, Esquire; PA I.D. #306799  
Ralph M. Salvia, Esquire; PA I.D. #202946  
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Atty File No.: XFP-148923  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
Email: Office@zuckergoldberg.com  
(908) 233-8500; (908) 233-1390 FAX

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2011-CV-1398

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Jerry L. Derr, Jr.; Leslie A. Derr;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 70 Firetower Road, Bloomsburg, PA 17815

Sir: ☒ **Please POST the Handbill and Notice of Sale at the above Mortgaged Premises.**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Paul Nadratowski  
200 Sheffield Street, Suite 103  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: November 8, 2011

By: Ashleigh L. Marin  
Ashleigh L. Marin, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XFP-148923

For office use only:

C\_148923\_SRE1\_C

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2011-CV-1398  
PLAINTIFF: Wells Fargo Bank, N.A.  
DEFENDANT(S): Jerry L. Derr, Jr.; Leslie A. Derr;  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 70 Firetower Road, Bloomsburg, PA 17815

Sir: ☒ Please serve Defendant, Jerry L. Derr, Jr., OR an adult individual with whom the defendant resides with a copy of the Notice of Sale. Please attempt service at least once after 6:00 pm/

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Paul Nadratowski  
200 Sheffield Street, Suite 103  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: November 8, 2011

By: Ashleigh L. Marin  
Ashleigh L. Marin, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XFP-148923

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO: 2011-CV-1398  
PLAINTIFF: Wells Fargo Bank, N.A.  
DEFENDANT(S): Jerry L. Derr, Jr.; Leslie A. Derr;  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 71 Firetower Road, Bloomsburg, PA 17815

Sir: ☒ **Please serve Defendant, Jerry L. Derr, Jr., OR an adult individual with whom the defendant resides with a copy of the Notice of Sale. Please attempt service at least once after 6:00 pm/**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500 ext 299.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Paul Nadratowski  
200 Sheffield Street, Suite 103  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: November 8, 2011

By: Ashleigh L. Marin  
Ashleigh L. Marin, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XFP-148923

For office use only:

C\_148923 SRE1\_C

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO.: 2011-CV-1398  
PLAINTIFF: Wells Fargo Bank, N.A.  
DEFENDANT(S): Jerry L. Derr, Jr.; Leslie A. Derr;  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 70 Firetower Road, Bloomsburg, PA 17815

Sir: ☒ **Please serve Defendant, Leslie A. Derr, OR an adult individual with whom the defendant resides with a copy of the Notice of Sale. Please attempt service at least once after 6:00 pm.**

**Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500.**

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC  
ATTN: Paul Nadratowski  
200 Sheffield Street, Suite 103  
Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: November 8, 2011

By: Ashleigh L. Marin  
Ashleigh L. Marin, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XFP-148923

For Office Use only:

C 148923 SRE2 C

**SHERIFF'S INSTRUCTION**

TO: Sheriff of Columbia County, Pennsylvania  
DOCKET NO.: 2011-CV-1398  
PLAINTIFF: Wells Fargo Bank, N.A.  
DEFENDANT(S): Jerry L. Derr, Jr.; Leslie A. Derr;  
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
SERVE AT: 71 Firetower Road, Bloomsburg, PA 17815

Sir: ☒ Please serve Defendant, Leslie A. Derr, OR an adult individual with whom the defendant resides with a copy of the Notice of Sale. Please attempt service at least once after 6:00 pm.

Should you have any questions please contact Paul Nadratowski of our office at 908-233-8500.

Date of Service: \_\_\_\_\_ Time: \_\_\_\_\_

Served Upon (If someone other than Defendant): \_\_\_\_\_

Address (if different than as stated above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Columbia County Sheriff's Office: \_\_\_\_\_

Date: \_\_\_\_\_ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC**  
**ATTN: Paul Nadratowski**  
**200 Sheffield Street, Suite 103**  
**Mountainside, NJ 07092**

Zucker, Goldberg & Ackerman, LLC

Dated: November 8, 2011

By: Ashleigh L. Marin  
Ashleigh L. Marin, Esquire  
Attorneys for Plaintiff  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500  
XFP-148923

***This is an attempt to collect a debt. Any information obtained will be used for that purpose.***

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

**ZUCKER, GOLDBERG & ACKERMAN, LLC**

ATTORNEYS AT LAW  
PA ATTORNEY BUSINESS ACCOUNT  
200 SHEFFIELD ST., SUITE 301  
MOUNTAINSIDE, NJ 07092  
PH. 908-233-8500

026497

JPMORGAN CHASE BANK  
MONTCLAIR, NJ 07042  
65-233/212

26497

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE  
11/8/2011

AMOUNT  
\$\*\*\*\*\*1,500.00

US Dollars

One Thousand Five Hundred and 00/100

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
United States

SHERIFF ADVANCE/148923

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

⑈026497⑈ ⑈021202337⑈ ⑈6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT