SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank NA	VS. Garry & Autur	nn Stiver
	JD DATE OF SALE:	September 14, 2011
NOP	ED DATE OF SALE: _	
I HEREBY CERTIFY AND RETURN, To and took into execution the within described and place of sale, by advertisements in diverge balliwick, I did on (date) September the Court House, in the Town of Placement	real estate, and after having given dues public newspapers and by handbiller 14, 2011 and (time)	s set up in the most public places in 9:00 am , of said day
t the Court House, in the Town of Bloomsbu then and where I sold the same toBrian		
for the price or sum of \$44,665.91 (Fort		
Brian W. Nagel & Barbara E. Nagel	y 1 3 11 11 11 11 11 11 11 11 11 11 11 11	
righest and best bidder, and that the highest	and best price hidden for the same:	being the
		which I have applied as follows:
Bid Price		
Poundage	1 001 06	
Transfer TaxesLien search 2	.50.00	n // 665 01
		\$ <u>44,665.91</u> 6,000.00
		38,665.91
	***************************************	30,003.91
XPENSES:	ø.	
Columbia County Sheriff - Costs		e 1,453.12
Poundage		1,150.98
Newspaper Printing		-0~
Solicitor		75,00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	55.00
octament ovarity recorder or because	Realty transfer taxes	695.53
	State stamps	695.53
Tax Collector (Connie Gingher-Be	-	434.39
Columbia County Tax Assessment Office	e	5.00
State Treasurer	***************************************	230.00
Other: Web POsting		150.00
Notary		15.00
Lien search certific Sewer 644.36	ate	250.00
Sewer 644.36 Luz. Co. 45.00	TOTAL EXPENSES:	\$ _5,908.91
	Taral No. 1. 1. D	¢ 44,665.91
	Total Needed to Purchase	5,908.91
	Less Expenses	38,757.00
	Net to First Lien Holder	1,350.00
	Plus Deposit Total to First Lien Holder	40,107.00
Luige og 1		
heriff's Office, Bloomsburg, Pa.	So answers	111
September 20, 2011	Total 1-	Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

wells Forgo Book vs	Start	
NO. / For // ED	No. <u>\$ 7-</u>	
DATE/TIME OF SALE: 505t. 111	5/7/83	
BID PRICE (INCLUDES COST)	\$	-
POUNDAGE – 2% OF BID	\$	-
TRANSFER TAX – 2% OF FAIR MKT	\$	-
MISC. COSTS	\$ 256,60	-
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$
PURCHASER(S): ADDRESS: 611 Broad St B NAMES(S) ON DEED: Broad St B PURCHASER(S) SIGNATURE(S): B	erwick, PA	erbara E. Nagel
TOTAL DUE:		\$
LESS DEPOSIT:		\$
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 D	DAYS	\$

Timothy T. Chamberlain Sheriff

Γ



٧S.

James D. Arter Chief Deputy

<u>Plaintiff</u>

WELLS FARGO BANK N.A.

AUTUMN STIVER GARRY STIVER

Defendant

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP ONE PENN CENTER AT SUBURAN STATION SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, September 14, 20

Writ of Execution No.: 2010CV57

Advance Sheriff Costs: 1,350.00

Location of the real estate: 1600 ORANGE STREET, BERWICK, PA 18603

Sheriff Costs

<u> </u>	Grand Total:	3,424.23
· · · · · · · · · · · · · · · · · · ·	Total Distribution Costs	55.00
Recording Fees		55.00
Distribution Costs		
	Total Municipal Costs	1,078.75
Sewer		
Current Taxes		434.39 644.36
Municipal Costs		424.20
	Otal Sherin Costs	2,213149
OHEITH AUTOHISSON'S GIRL	Total Sheriff Costs	2,290.48
Sheriff Automation Fund		50.00
Solicitor Services Tax Claim Search		5.00
Copies		75.00
Mailing Costs		11.00
Transfer Tax Form		72.00
Notary Fee		25.00
Web Posting		15.00
Press Enterprise Inc.		100.00
Advertising Sale (Newspaper)		1,150.98
Surcharge		230.00 15.00
Distribution Form		25.00 230.00
Sheriff's Deed		35.00
Advertising Sale Bills & Copies		17.50
Prothonotary, Acknowledge Deed		10.00
Service	LUZERNE COUNTY SHERIFF	45.00
Service		330.00
Crying Sale	·	10.00
Service Mileage	·	24.00
Levy Posting Handbill		15.00
Lova		15.00

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

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

SUE FRUIT Legal Assistant, 1276 Representing Lenders in Pennsylvania and New Jersey

No.: 2010-CV-57

No.: 2011 ED 76

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

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

MICHAEL STIVER

No.: 2010-CV-57, No.: 2011 ED 76

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

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

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

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

Property is listed for the 09/14/2011 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

SUE FRUIT, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. Plaintiff,	:	COLUMBIA COUNTY
	:	COURT OF COMMON PLEAS
V.	:	CIVIL DIVISION
AUTUMN M. STIVER	:	
GARRY M. STIVER A/K/A GARRY MICHAEL	:	
STIVER	:	No.: <u>2010-CV-57</u>
Defendant(s)		No.: <u>2011 ED 76</u>
AFFIDAVIT OF SERVICE PU	IRSUA	NT TO RULE 3129.1
COMMONWEALTH OF PENNSYLVANIA)	
PHILADELPHIA COUNTY)	SS:
As required by Pa. R.C.P. 3129.1(a) Not and any known interested party in the manner		<u> </u>
the persons or parties named, at that address, s	et fort	h on the Affidavit and as amended if

Allison F. Wells, Esquire
Autometer for Plaintiff

Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

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

applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail-Return

EXHIBIT "A"

Name and

Address

1107/14/2011 JOT/SCF. Phelan Hallinan & Schmieg, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

The full decidration of value is required on all thomesor and uttensational registrated mail. The reconstruction insurance is \$50,000 per for the reconstruction of notationable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per courance. The maximum indemnity payable on Express Mail onerchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 \$913 and \$921 [57 [imitations of coverage] Fee Postage SALE RE. AUTUMN M. STIVER (COLUMBIA). TEAM 3 PHS#226967 Name of Addressee, Street, and Post Office Address Posimestar, Per (Name of Receiving Employee) U.S. Attorney for the Middle District of PA COLUMBIA COUNTY COURTHOUSE :#2 FNB BANK, NA BERWICK OFFICE Internal Revenue Service Advisory EAST PETERSBURG, PA 17520 1000 Liberty Avenue Room 704 % Federal Building, P.O. Box 11754 200 SOUTH POPLAR STREET 200 SOUTH POPLAR STREET 10625 TECHWOODS CIRCLE Commonwealth of Pennsylvania UNTFUND CCR PARTNERS DOMESTIC RELATIONS OF CINCINNANTI, OH 45242 BLOOMSBURG, PA 17815 BERWICK, PA 18603-2520 U.S. Department of Justice 1600 ORANGE STREET COLUMBIA COUNTY Department of Welfare BERWICK, PA 18603 TENANT/OCCUPANT Harrisburg, PA 17108 BERWICK, PA 18603 Harrisburg, PA 17105 Philadelphia, PA 19103 Pittsburgh, PA 15222 228 Walnut Street FNB BANK, NA FNB BANK, NA Total Mamber of Pieces Received at Post Office P.O. Box 2675 P.O. BOX 380 PO BOX 98 ime agg Article Number Total Number of Pieces Listed by Sender **** Of Sender 17 ... # 4 Jiic Tiic 2 Ξ **ندن** ن φ. 'n 9 47 ~ 67

Phelan Hallinan & Schmieg, LLP 617 JFK Boulevard, Suite 1400 One Penn Center Plaza

Name and

Of Sender Address

Ee F

SALE

09/14/2011

The full declaration of walter is required up all domestic and international enjoyeted neal. The maximum indenentry powhite for the reconstruction of notime gouatic documents under Express Mail document reconstruction assurance is \$50,000 per piece subject to a limit of \$50,000 by per occurrence. The maximum indennity payable on Express Mail merchandise is \$500. The maximum indennity payable on Express Mail merchandise is \$500. The maximum indennity payable on Express Mail merchandise is \$500. Postage REMIT CORPORATION ASSIGNEE OF UNIFUND CCR C/O LAURINDA VOELCKER, ESQUIRE ROOG SO 13 and SO 21 for Immunions of cowerage PHS# 226967 REMIT CORPORATION ASSIGNEE OF UNIFUND CCR REMIT CORPORATION ASSIGNEE OF UNIFUND CCR JOT/SCF-RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Eriployee) C/O MARKS, MCLAUGHLIN, & DENNEHY 36 W MAIN STREET, PO BOX 7 C/O SUSAN M. HILL, ESQUIRE EAST PETERSBURG, PA 17520 C/O SUSAN HILL, ESQUIRE Commonwealth of Pennsylvania BLOOMSBURG, PA 17815 BLOOMSBURG, PA 18603 Department of Public Welfare 16 WEST MAIN STREET BLOOMSBURG, PA 17815 6th Floor, Strawberry Square Harrisburg, PA 17105-8486 16 WEST MAIN STREET 12 W MARKET STREET Estate Recovery Program AUTUMN M. STIVER Bureau of Individual Tax DANVILLE, PA 17821 Inheritance Tax Division AUTUMN M. STIVER Harrisburg, PA 17128 Philadelphia, PA 19103 Willow Oak Building TPL Casualty Unit Toral Number of Pieces Received at Post Office P.O. Box 8486 PO BOX 98 Dept. 280601 Article Number **** 全水水水 *** **** *** *** **** **** **** Pieces Listed by Sender **** *** to remper of 걸 ξÜ 14 9 Φ 00 **r**~ ø n 7 Line m N

PHEL I, HALLINAN & SCHMIEG, J. J.P.

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 Tel: 215-563-7000

Fax: 215-567-0072 patricia.ford@fedphe.com

Patricia Ford Legal Assistant, Ext. 1221 Representing Lenders in Pennsylvania and New Jersey

September 22, 2011

Office of the Sheriff Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17805

RE: Wells Fargo Bank, N.A. vs. Autumn M. Stiver and Garry M. Stiver

Premises: 1600 Orange Street

Berwick, PA 18603

Court No.: 2010-CV-57

Dear Sir or Madam:

We represent Wells Fargo Bank, N.A., Plaintiff in the above captioned matter. The real estate went to Sheriff Sale on September 14, 2011. The judgment was entered on February 25, 2010 in the amount of \$57,435.62. Damages were reassessed on June 22, 2011 in the amount of \$69,847.84. Please disburse funds in accordance with the reassessment amount. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

Thank you for your cooperation with respect to this matter. If you would be so kind as to fax a copy of the schedule to 215-567-0072 or email a copy to patricia.ford@fedphe.com once complete, we would be most appreciative. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

For Phelan Hallinan & Schmieg, LLP

PO Box 380 Bloomsburg, PA 17815

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





• Con	nments	<u> </u>	··-		
□ Urg	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Stiver	Γ	CC:		
Phone	:		Date:	September 23, 20	11
Fax:			Pages:	2	, , , , , , , , , , , , , , , , , , , ,
То:	Patrio	cia Ford	From:	Sheriff Timothy T.	Chamberlain

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT YOUNG PO Box 289
YEVSTONE PO Box 289
171 West Front Street
COMMUNITY BANK Berwick, PA 18603-0289

Pay to the Order of COLUMBIA COUNTY SHERIFF

CASHIERS CHECK

1600 ORANGE STREET

Amount \$*****38,665.91

Date: September 19, 2011

No. 22874

0712 0313

DOLLARS

Authorized Signature

#52120E1E0# #74B220# **E500010005

THIS CHECK HAS A COLORED BACKGROUND . DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT

CVStone 121 West Front Street / COMMUNITY BANK Berwick, PA 18603-0289

Pay to the rider of COLUMBIA COUNTY SHERIFF

Fee Amount: 5.00 Fee Amount: 5.00

No. 22729

Date: September 13, 2011

Amount \$******6,000.00

DOLLARS

CASHIERS CHECK

1600 ORANGE STREET

#152120E1E0# #1522220#1 #1E 5 000 T 0005

SHERIFF'S SALE COST SHEET

		VS. Street	
	NOED NO	VS. STORY _JD DATE/TIME OF SALE	
	DOCKET/RETURN	\$15.00	
	SERVICE PER DEF,	\$ <u>33000</u>	
	LEVY (PER PARCEL	\$15.00	
	MAILING COSTS	\$ <u>72.00</u>	
	ADVERTISING SALE BILLS & COPIE	• • • • • • •	
	ADVERTISING SALE (NEWSPAPER)		
	MILEAGE	\$ 24.00	
	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>\$_//.00</u>	
	NOTARY	\$ <u>/5/00</u> ************ \$ 62450	
	TOTAL	**************************************	
	WEB POSTING	\$150.00	
	PRESS ENTERPRISE INC.	\$	
		\$75.00	
	TOTAL ******	\$75.00 ********	
 -,	PROTHONOTARY (NOTARY)	\$10.00	
	RECORDER OF DEEDS	\$ <u>55,00</u> ****** \$ 65,00	
	TOTAL ******	******* \$ 100	
	REAL ESTATE TAXES:		
	RORO TWP & COUNTY 20	e 434.39	
	SCHOOL DIST 20	\$ ************************************	
~~	DELINOUENT 20	\$ 5.00	
	BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL *******	*********** \$ \ 39.39	
	, , , , ,	4_1,2/1	
	MUNICIPAL FEES DUE:		
	SEWER 20	s 641,36	
	WATER 20	\$	
	TOTAL ******	\$ 64136 \$ ************* \$ 641.36	
		m	
/-	SURCHARGE FEE (DSTE)	\$ 1/50x00	
	MISC. Luz, Co,	\$ 75,00	
	ጥ/ንግላ፣ ******	\$ 45,00 \$ *********** \$ 45,00	
	TOTAL *******	2 + 3 1 2 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3	
	TOTAL COSTS (C	OPENING BID) \$	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2010CV57

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, SEPTEMBER 14, 2011 AT 9:00 O'CLOCK A.M.

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 filling, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at the southwesterly corner or Orange Street and Estate

BEGINNING at the southwesterly corner or Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of Easton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 decrees 40 minutes West Floor the northerly side. Easton Street, 164 feet to the northerly side of a 15 foot alley; THENCE North 77 degrees 40 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 235; THENCE in a northerly direction along the easterly line of Lot No. 235, 164 feet to the southerly side of Orange Street; THENCE South 77 degrees 40 minutes East along the southerly side of Orange Street, 46.7 feet to the westerly line of Easton Street, THE PLACE OF BEGINNING.
BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.
TITLE TO SAID PREMISES VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from July A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699.
Premises being: 1600 ORANGE STREET, BERWICK, PA 18603-2520 Tax Parcel # 04D05-221-00 PROPERTY ADDRESS: 1600 ORANGE STREET; BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-221

Seized and taken into execution to be sold as the property of AUTUMN STIVER, GARRY STIVER 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 cashler's check at time of sale. REMAINING BALANCE OF BID cashler'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 failts 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 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 agiainst the bidder for breach of contract. In the case of default all sums pald 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 proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN & SCHIMIEG LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff, COLUMBIA COUNTY, Pennsylvania www.sheriffofcolumbiacounty.com

aw deposes and says that Press Enterprise is al office and place of business at 3185 umbia and State of Pennsylvania, and was s been published daily, continuously in said attached notice August 24, 31 and September is one of the officers or publisher or newspaper in which legal advertisement was brise is interested in the subject matter of said tions in the foregoing statement as to time.

.....dav of (Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

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

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

WELLS FARGO BANK N.A. vs. AUTUMN STIVER (et al.)

Case Number 2010CV57

SHERIFF'S RETURN OF SERVICE

09:00 AM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 1600 ORANGE STREET, BERWICK, PA 18603.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

PRICE DEPUTY

August 11, 2011

Notarial Seal SARAH JANE KLINGAMAN Notary Public

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

NOTARY

Affirmed and subscribed to before me this

11TH day of

AUGUST

2011

Lach for Kayan

Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A.		:	Case N t 2010C	
	SERVICE	COVER SHE	EET		
Service De	feils:				
Category:	Real Estate Sale - Posting - Sale Bill		*	Zone:	
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:	
Notes:	SHERIFF'S SALE BILL				
Serve To:		Final Servi	ce:		
Name:	·(POSTING)	Served:	Personally · Add	ult In Charge ⋅ (€c	sted Othe
Primary Address:	1600 ORANGE STREET BERWICK, PA 18603	Adult In Charge:			
Phone:	DOB:	Relation:		····	
Alternate Address:	7	Date:	08/10/11	Time:	1900
Phone:	**************************************	Deputy:	6	Mileage:	
Attorney / (Originator:				
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:					
Time:					
Mileage:					
Deputy:				4	
Service Att	empt Notes:				
1.					
2.					
3.					
4.					
5.					

Luzerne County Sheriff's Department Luzerne County Courthouse

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

> COLUMBIA COUNTY 10-CV-57 WELLS FARGO BANK

> > VS

autumn stiver

STATE OF PENNSYLVANIA LUZERNE COUNTY SS:

Gary J. Loughney, Notary Public Jenkins Twp., Luzerne County My Commission Expires Oct. 21, 2014 Member. Pennsylvania Association of Notaries

MARK SENCZAKOWICZ , DEPUTY	SHERIFF, for SHERIFF of said county, being duly sworn
	on THURSDAY the 23RD day of
JUNE 20 11 at 1:42 P. M	., prevailing time, he served the within NOTICE OF SHERIFF
SALE OF REAL PROPERTY & WRIT OF EXECUTION	
upon autumn stiver	
the within named, by handing to HER	personally, at HER RESIDENCE, 219 BAKER HILL ROAD,
SHICKSHINNEY	
	in the County of Luzerne, State of Pennsylvania, a
true and attested copy and making known the conter	nts thereof.
Sworn to and subscribed before me this 33 no day of VUNE 20 //	Sheriff of Luzerne County
this 23 RO day of VUNE 20 1/ Notary day of VUNE 20 1/	by
COMMONWEALTH OF BENNSYLVANIA Notarial Seal Gary J. Loughney, Notary Public	Deputy Sheriff of Luzerne County, Pennsylvania

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

	SERVICE	COVER SH	EET	
Service De	talls:			
Category:	Real Estate Sale - Sale Notice			Zone:
Manner:	Deputize	Expires:	07/08/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S F	RIGHTS	
Serve To:		Final Servi	cer	
Name:	AUTUMN STIVER	Served:	Personally Adult I	n Charge · Posted · Othe
Primary Address:	219 BAKER HILL ROAD SHICKSHINNY, PA	Adult in Charge:		
Phone:	DOB:	Relation:	; ; ; ;	
Alternate Address:	910 NORTH WARREN STREET APARTMENT 5	Date:		Time:
Phone:	BERWICK, PA 18603	Deputy:		Mileage:
Attorney /	Originator:			
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000	
Service Att	empts:	790		
Date:				
Time:				
Mileage:				
Deputy:				
Notes / Spe	ecial Instructions:			

IVER, AUTUMN

Return To:

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

service of the documents herewith and make return thereof according to law.

Timothy T. Chamberlain, SHERIFF

********** LUZERNE COUNTY SHERII S OFFICE

200 N RIVER STREET WILKES-BARRE, PA 18701

TR# 34 REG# 45 OP# 45 06/24/2011 06/24/2011 14:47:09

Othr County Civ Proc

ACCOUNT#: 100.4197.36206 FINANCE Receipt#: 299738

TR LINE#: 1 10-57

> AMT: 19.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207 FINANCE Receipt#: 299738

TR LINE#: 2

10-57

AMT: 1.00

Mileage Cnty Vehicle

ACCOUNT#: 100.4197.32138 FINANCE Receipt#: 299738

TR LINE#: 3

10-57

AMT: 20.00

Tendered

CHECK: 5373 40.00

CHANGE: .00

PAYOR: COLUMBIA CO SHERIFF

TOTAL: 40.00

-- THANK YOU --

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

WELLS FARGO BANK N.A. vs.
AUTUMN STIVER (et al.)

Case Number 2010CV57

SHERIFF'S RETURN OF SERVICE

07/25/2011 03:30 PM - 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: GARRY STIVER AT 50 LUNGER DRIVE (LOWE'S), BLOOMSBURG, PA 17815.

JAMES D. ARTER, CHIEF DEPUTY

Ť. CHAMBERLAIN, SHERIFF

SO ANSWERS,

July 26, 2011

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

NOTARY

Affirmed and subscribed to before me this

26TH day of

JULY

2011

Sarah Jane Klingama

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

yet CoursySune Shortf, Totacoff, Inc.

Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57
	SERVICE	COVER SHI	EET	·	
Service De	tails:				
Category:	Real Estate Sale - Sale Notice	<u></u>	:	Zone:	
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S R	RIGHTS	**	
Serve To:		Final Servi	co:		
Name:	GARRY STIVER	Served:	Personally Adı	ılt In Charge	Posted Othe
Primary Address:	265 CARL STREET シップ イビン BLOOMSBURG, PA 17815	GARRY S	GORRY STICIE		
Phone:	DOB:	Relation:	: Der		
Alternate Address:	910 NORTH WARREN STREET APARTMENT 5 BERWICK, PA 18603	Date:	:/	Time:	1530
Phone:	:	Deputy:	ARTER	Mileage:	
Attorney / (Driginator:				
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000	······································	
Service Att	empts:				
Date:	6-10-11 705-11				
Time:	15 10 1350				
Mileage:					
Deputy:	AKTER HOTZE				
Service Att	· · · · · · · · · · · · · · · · · · ·				77.5
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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. : Court of Common Pleas

Plaintiff

Civil Division

VS.

COLUMBIA County

AUTUMN M. STIVER

GARRY M. STIVER : No.: 2010-CV-57 A/K/A GARRY MICHAEL STIVER : No.: 2011 ED 76

Defendants

ORDER

AND NOW, this 22 day of Jace, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$51,377.04
Interest Through September 14, 2011	\$7,224.74
Per Diem \$8.62	* - , — · · · ·
Late Charges	\$80.50
Legal fees	\$1,325.00
Cost of Suit and Title	\$1,730.50
Sheriff's Sale Costs	\$1,676.80
Property Inspections/ Property Preservation	\$1,845.00
Suspense/Misc. Credits	(\$15.00)
Escrow Deficit	\$4,603.26

TOTAL \$69,847.84

Plus interest from September 14, 2011 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

201549 ST6000 30 853403

EER & EIMIET

MUCLHOWOLVBY MINEST

Timothy T. Chamberlain Sheriff



Name: AUTUMN STIVER Served: Personally · Adult in Charge · Posted · Otl Primary 910 NORTH WARREN STREET Adult in Charge: APARTMENT 5 Charge: BERWICK, PA 18603 Phone: DOB: Relation:	vs.	RGO BANK N.A.				Number 0CV57
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: 07/08/2011 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS DEF MOUTED / YEAR AGO - CHK. PE LUZ. COST HO,00 J S.00 RP / Sharon Serve To: Name: AUTUMN STIVER Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: SHICKS HIMMY Phone: LUZ CU SEY-3872 Deputy: DOWNOTO Mileage: Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Domice Attempt Notes: 1. 2 3. 3. 4.		SERVICE (COVER SH	EET		
Manner: < Not Specified > Expires: 07/08/2011 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS \[\text{DEE} \text{MOUTED} \ 1 \ 4 \text{DER} \text{RGD} \text{AGC} \ - C \ 1 \text{DE} \text{DE} \\ \text{LUZ} \ Cost \ 7 \ 4 \text{D}_100 \ \ \text{DE} \ \text{South To.} \\ Name: \text{AUTUMN STIVER} \text{Served: Personally: Adult in Charge Posted: Other Primary Address: APARTMENT 5 BERWICK, PA 18603 DOB: \text{Relation:} \\ Alternate Address: SHICKS HINNY ADDRESS HINNY AD	Service De	fails:				
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS DEF MOUTD / YURR AGO - CHK. PO LUZ. COST 940,00 + 5.00 Por Sharm Final Service: Name: AUTUMN STIVER Served: Personally Adult in Charge Posted Ott Primary 910 NORTH WARREN STREET Adult in Charge: BERWICK, PA 18603 DOB: Relation: Alternate Address: APARTMENT 5 BERWICK, PA 18603 DOB: Relation: Alternate Address: SUICKS HINNY Phone: LUZ CL FLY-3872 Deputy: PANGT 6 Mileage: Attorney Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: CG / G / J / J / J / J / J / J / J / J /	Category:	Real Estate Sale - Sale Notice			Zone:	
BEE MOUTO 1 4 GAR AGO - CHX. POLLUZ. COST 5 40,00 & S.00 NOT Sharen Serve To: Name: AUTUMN STIVER Primary 910 NORTH WARREN STREET Address: APARTMENT 5 BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: SHICKS HIMMY Phone: LUZ CU FLY-3P72 Deputy: DANGT 6 Mileage: Attorney / Originator Name: PHELAN HALLINAN & SCHIMIEG LLP Mileage: Deputy: DANGTO Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:	
Serve To: Name: AUTUMN STIVER Served: Personally · Adult in Charge · Posted · Ott Primary Address: APARTMENT 5 BERWICK, PA 18603 Phone: Alternate Address: SHICKSHIMNY Phone: LUZ CG SLY-3872 Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Mileage: Deputy: Donkezo Service Attempt Notes: 1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AF	ND DEBTOR'S F	RIGHTS		
Serve To: Name: AUTUMN STIVER Served: Personally · Adult in Charge · Posted · Ott Primary Address: APARTMENT 5 BERWICK, PA 18603 Phone: Alternate Address: SHICKSHIMNY Phone: LUZ CG SLY-3872 Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Mileage: Deputy: Donkezo Service Attempt Notes: 1. 2. 3. 4.		PEF MOUED 1 YEAR	AG0 - C	HK PO		
Serve To: Name: AUTUMN STIVER Served: Personally Adult in Charge Posted Other Primary 910 NORTH WARREN STREET Address: APARTMENT 5 BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: \$19 BAKER HILL RD - Date: \$64.70 /1 Time: \$50.00 SHICKS HIMMY Phone: LUZ (U. \$54.3872 Deputy: \$79.0670 Mileage: Attorney/Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: \$215-563-7000 Service Attempts: Date: \$64.70 /1 Time: \$215-563-7000 Service Attempts Deputy: \$15.563-7000 Service Attempt Notes: 1. 2. 3. 4.		LUZ. COST \$ 40,00 +	5.00 pe	r/Shara	l	
Primary Address: APARTMENT 5 BERWICK, PA 18603 Phone: DOB: Relation: Alternate Address: SUICKSHIMNY Phone: LUZ CU SUY-3872 Deputy: PANGT 6 Mileage: Attorney/Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: CU / CU	Serve To:					
Primary Address: APARTMENT 5 BERWICK, PA 18603 Phone: DOB: Alternate Address: SUICKS HINNY Phone: LUZ Cu FLY-3872 Deputy: Date: O6./6// Time: /3cC Attorney/Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Deputy: Dowleto Mileage: Deputy: Dowleto Service Attempt Notes: 1. 2. 3. 4.	Name:	AUTUMN STIVER	Served:	Personally · Adu	ılt in Charge - I	Posted · Otl
Phone: DOB: Relation: Alternate Address: 219 BAKER WILL RD. Date: 06./6// Time: /3co SUICKSHIMMY Phone: LUZ Cu. Sc4-3872 Deputy: PAUST 6 Mileage: Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: C6 /0 // Time: /02.D Mileage: Deputy: DANGETO Service Attempt Notes: 1. 2. 3. 4.		APARTMENT 5				
Address: SHICKS HINNY Phone: LUZ Cu Styles Deputy: Doubs of Mileage: Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: C4 10 11 Time: 102 D Mileage: Deputy: Doubs of Originator Deputy: Doubs of Orig	Phone:	·	Relation:			
Phone: LUZ (W. S.4-3#72 Deputy: DONG Mileage: Attorney/ Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: C4 /0 /1			Date:	06.10.11	Time:	1300
Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: C4 /0.1/ Time: /02.D Mileage: Deputy: DANGETO Service Attempt Notes: 1. 2. 3. 4.	Phone:	•	Deputy:	PANLOTO	Mileage:	
Date: C6 / (0 · 1/)	Attorney / C	Driginator:				
Date:	Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000	······································	
Time: 1020 Mileage: Deputy: DANGETO Service Attempt Notes: 1. 2. 3. 4.	Service Att	empts:				
Time:	Date:	C6 10 11				
Mileage: Deputy: DPNGET.0 Service Attempt Notes; 1. 2. 3. 4.	Time:					
Deputy: DANGETO	Mileage:					····
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Timothy T. Chamberlain Sheriff



	VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57				
11		SERVICE	COVER SHI	EET	•					
EXP: 07/08/201 Ca Ma	Service Dotails:									
∑ Ca	tegory:	Real Estate Sale - Sale Notice			Zone:					
<u>i</u> Ma	anner:	< Not Specified >	Warrant:	,						
	ites:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S R	RIGHTS						
PA 17815					, <u>,</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	······································				
- Ser	ve To:		Final Servi	ice:						
ட _ந ்Na	me:	COLUMBIA COUNTY TAX CLAIM	Served:	Personally - Adu	ult In Charge ·	Posted · Other				
	Primary PO BOX 380 Address: BLOOMSBURG, PA 17815		Adult In Charge:	CEB 14	Uiller					
D Ph	one:	DOB:	Relation:	Clerin						
M Alt	ternate Idress:		Date:	6-10-11	Time:	900				
	one:		Deputy:	AKRE	Mileage:					
Atte	orney/C	Priginator:								
Na	me:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000						
Ser	vice Att	empts;								
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Ser	vice Att	ampt Notes:								
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57		
	SERVICE CO	OVER SH	EET				
Service De	talls;						
Category:	Real Estate Sale - Sale Notice			Zone:			
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND		RIGHTS				
Serve To:		Final Servi	ce:				
Name:	REMIT CORP	Served:	Personally · Adu	It In Charge	Posted Oti		
Primary Address:	36 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge: Relation:	Ahley Corror				
Phone:	DOB:		561				
Alternate Address:		Date:	(-10-11	Time:	910		
Phone:		Deputy:	ARIGA	Mileage:	:		
Attorney / (Originator:						
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000				
Service Att	empts:						
Date:] [
Time:					·····		
Mileage:							
Deputy:					÷		
Service Att	empt Notes:						
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A.				Number 0CV57			
	SERVICE C	OVER SH	EET					
Service De	tails;							
Category:	Real Estate Sale - Sale Notice			Zone:				
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:				
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS							
Serve To:		Final Servi	će:					
Name:	AUTUMN STIVER C/O ATTY SUSAN HILL	Served:	Personally · Adu	ılt In Charge	Posted Ot			
Primary Address:	16 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	SUSAK H:11					
Phone:	DOB:	Relation:	Der					
Alternate Address:		Date:	6-10-11	Time:	940			
Phone:		Deputy:	ARTER	Mileage:				
Attorney / (Orlginator:							
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000					
Service Att	empts:							
Date:								
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Deputy:								
Service Att	empt Notes:							
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. STIVER (et al.)			Case Numi 2010CV5			
	SERVICE C	OVER SH	EET				
Service De	talis:						
Category:	Real Estate Sale - Sale Notice			Zone:			
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:	1		
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	IGHTS				
······································							
Serve To:		Final Servi		III. Ola and			
Name:	Domestic Relations Office of Columbia	Served:	Personally · Adult In Charge · Posted · Ot 4 HUREIN (615 Cottonie Service				
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815	Adult In Charge: Relation:					
Phone:	DOB:						
Alternate Address:		Date:	6-10-11	Time:			
Phone:		Deputy:	1015	Mileage:			
Attorney / (Originator:						
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000	· ·· ·			
Service Att	emots:						
Date:							
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Deputy:		····					
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Timothy T. Chamberlain Sheriff



VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57			
	SERVICE	COVER SH	EET					
Service De	lails:							
Category:	Real Estate Sale - Sale Notice			Zone:				
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:				
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S R	IGHTS					
Serve To:		Final Servi	ce:					
Name:	TENANT(S)	Served:	Personally · Adul	lt In Charge	Posted Oth			
Primary Address:	1600 ORANGE STREET Adult In BERWICK, PA 18603 Charge:	Adult In Charge:	FOSTED/NACIN					
Phone:	hone: DOB:							
Alternate Address:		Date:	06 10.11	Time:	0945			
Phone:		Deputy:	0945 DANGOLO	Mileage:				
Attorney / (Driginator:		سے ع 0,1,7					
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000	······································				
Service Att	empts:							
Date:								
Time:	<u> </u>							
Mileage:								
Deputy:								
Service Att	empt Notes:							
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Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

vs.	RGO BANK N.A. STIVER (et al.)		Case Number 2010CV57
	SERVICE	COVER SHE	ET
Service De	tails:		
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	< Not Specified >	Expires:	07/08/2011 Warrant :
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S R	IGHTS
	.		
Serve To:		Final Servi	×
Name:	BERWICK SEWER	Served:	Personally · Adult In Charge · Posted · Othe
Primary	1108 FREAS AVE	Adult In Charge:	· ·
Address:	BERWICK, PA 18603		Korri GREER
Phone:	DOB:	Relation:	CIERK
Alternate Address:		Date:	66.10.11 Time:
Phone:		Deputy:	DANGS10 Mileage:
Attorney / (Originator:		
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
Service Att	empts:		
Date:			
Time:			
Mileage:			
Deputy:	· · · · · · · · · · · · · · · · · · ·		
Service Att	empt Notes:		
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BERWICK SEWER

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57	
	SERVICE	COVER SHE	EET			
Service De	talls:					
Category:	Real Estate Sale - Sale Notice			Zone:		
Manner:	,< Not Specified >	Expires:	07/08/2011	Warrant:		
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE A	ND DEBTOR'S R	IGHTS			
					·····	
Serve To:		Final Servi	ce:			
Name:	CONNIE GINGHER-TAX COLLECTOR	Served:	Personally · Adu	ılt In Charge ·	Posted · Oth	
Primary 1615 LINCOLN AVE Address: BERWICK, PA 18603		Adult In Charge:	POSTED	2		
	BERWICK, PA 18003					
Phone:	DOB:	Relation:				
Alternate Address:		Date:	06 10.11	Time:	0925	
Phone:	1	Deputy:	DANGECO	Mileage:		
Attorney / (Originator:					
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000			
Service Att	empts:					
Date:						
Time:						
Mileage:						
Deputy:			:	ï.	17.	
Service Att	empt Notes:					
1.						
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CONNIE GINGHER-TAX

Timothy T. Chamberlain Sheriff



James D. Arter Chief Deputy

VS.	RGO BANK N.A. STIVER (et al.)				Number 0CV57		
	SERVICE C	OVER SHE	EET				
Service De	talls:						
Category:	Real Estate Sale - Sale Notice			Zone:	; ; ;		
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S R	IGHTS	***************************************			
	· · · · · · · · · · · · · · · · · · ·						
Serve To:		Final Servi	ge;				
Name:	FNB BANK	Served:	Personally · Adu	· Adult In Charge · Posted · Oth			
Primary Address:	200 S POPLAR STREET BERWICK, PA 18603	Adult In Charge: Relation:	DIANE WATKINS CPERSON IN CHARGES				
Phone:	DOB:		YEAD TELLETE				
Alternate Address:		Date:	DG 10-11	Time:	0955		
Phone:	: : : : : :	Deputy:	DANGORO	Mileage:			
Attorney / (Originator:						
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000				
Service Att	empts:						
Date:							
Time:							
Mileage:							
Deputy:					<u>.</u>		
Service Att	empt Notes:						
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FNB BANK



June 10, 2011

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

WELLS FARGO BANK, N.A.

VS.

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

DOCKET# 2010CV57

Dear Timothy:

The amount due on the sewer account #134480 for the property located at 1600 Orange Street Berwick, Pa through September 30, 2011 is \$644.36.

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

Sincerely,

Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 06/10/2011 Cert. NO: 10354

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

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

Assessment: 18,849 Balances as of 06/10/2011

YEAR TAX TYPE

TAX AMOUNT PENALTY DISCOUNT PAID BALANCE NO TAX CLAIM TAXES DUE

By: Columbia County Shouff Per: 1 in Chamberlain

If you desire a receipt, send a self-addressed stamped envelope with your payment. THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.		STIVER GARRY M & AUTUMN M 1600 ORANGE STREET BERWICK PA 18603	TARLS ARE DOE & TATABLE - PROMPT PAYMENT'S REQUESTED	for you	PHONE:570-752-7442 have b	Y & FRIDAYS	HOURS,MON, TUE, THUR 9:30 AM - 4 PM LIGHT		315 Lincoln Avenue (GEN	SEE 10:	·	lax Notice 2011 County & Municipality
				/enience	have been calculated	00000		i'''	GENERAL	DESCRIPTION	FOR: COLUMBIA County	
	.177 Acres	20	CNTY Discount 2 %		PAY THIS AMOUNT				18,849	ASSESSMENT	inty	
Buildings Total Assessment	S! Land	10 % 5 % 5 % D-05 -221-00,00	2% 2% 2% 1WP	<u>_</u>	Ŭ 	11.1	1.75	1.345 1.25	6.146	MILLS LE		
		0 %		If paid on or before	398.83	205.04	32.33	24.84 23.09	~	LESS DISCOUNT	DATE 03/01/2011)
<u> </u>	3 083	re l'	ď.	June 30 If paid on or before	406.97	209.22	32.99	25.35 23.56	115.85	AX AMOUNT DU	m	
FILE COPY		courthouse on: January 1, 2012	This tax returned to	June 30 If paid after	7 434.39			5 27.89 6 24.74	5 127.44	TAX AMOUNT DUE INCL PENALTY	81LL NO.	

Document Receipt

Trans#

26871

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26871

REMIT CORPORATION

PO BOX 98

Tracking #:

9171924291001000009238

Doc Ref#:

76ED2011

EAST

--

PA 17520

PETERSBURG

Document Receipt

Trans #

26872

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26872

FNB BANK, NA

PO BOX 98

Tracking #:

9171924291001000009245

Doc Ref #:

76ED2011

EAST

PΑ 17520

PETERSBURG

Trans#

26873

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26873

COMMONWEALTH OF PA

PO BOX 2675

Tracking #:

9171924291001000009252

Doc Ref#:

76ED2011

HARRISBURG

Trans #

26874

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26874

INTERNAL REVENUE SERVICE

ADVISORY

1000 LIBERTY AVE RM 704

Tracking #:

9171924291001000009269

Doc Ref#:

76ED2011

PITTSBURGH

Trans #

26875

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26875

US DEPT OF JUSTICE

C/O ATTY FOR MIDDLE DISTRICT

PO OX 11754

Tracking #:

9171924291001000009276

Doc Ref#:

76ED2011

HARRISBURG

Trans#

26876

Carrier / service: POST

2PM

6/8/2011

Ship to:

26876

COMMONWEALTH OF PA

DEPT 280601

Tracking #:

9171924291001000009283

Doc Ref#:

76ED2011

HARRISBURG

Trans#

26877

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26877

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #:

9171924291001000009290

Doc Ref#:

76ED2011

HARRISBURG

Trans#

26878

Carrier / service:

POST

2PM

6/8/2011

Ship to:

26878

AUTUMN STIVER

C/O MARKS, MCLAUGHLIN, & DENNEHY

FHY

Tracking #:

9171924291001000009306

12 W MARKET STREET

Doc Ref #:

76ED2011

DANVILLE

Trans#

26879

Carrier / service:

POST

2PM

6/8/2011

Ship to:

COP

COMMONWEALTH OF PENNSYLVANIA

DEPT OF REV SHERIFF SALE

Tracking #:

9171924291001000009313

DEPARTMENT 281230

Doc Ref#:

76ED2011

HARRISBURG

Trans #

26880

Carrier / service:

POST

2PM

6/8/2011

Ship to:

IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

Tracking #:

9171924291001000009320

600 ARCH STREET ROOM 3259

Doc Ref#:

76ED2011

PHILADELPHIA PA 19106

Trans #

26881

Carrier / service:

POST

2PM

6/8/2011

Ship to:

SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT

OFFICE

PARKVIEW TOWERS

1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #:

9171924291001000009337

Doc Ref#:

76ED2011

KING OR

PA 19406

PRUSSIA

Trans #

26882

Carrier / service:

POST

2PM

6/8/2011

Ship to:

FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #;

9171924291001000009344

Doc Ref#:

76ED2011

HARRISBURG

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV57

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, SEPTEMBER 14, 2011 AT 9:00 O'CLOCK A.M.

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

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

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

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition. TITLE TO SAID PREMISES VESTED IN Garry Michael Stiver and Autumn M. Stiver, his wife, by Deed from July A. Molyneaux, widow and Garry Michael Stiver and Autumn M. Stiver, his wife, dated 03/03/1997, recorded 03/07/1997 in Book 649, Page 699. Premises being: 1600 ANGE STREET, BERWICK, PA 18603-2520

Tax Parcel # 04D05-221-00

PROPERTY ADDRESS: 1600 ORANGE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-05-221

Seized and taken into execution to be sold as the property of AUTUMN STIVER, GARRY STIVER 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 failts 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 agiainst 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 conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN & SCHIMIEG LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 76-// DATE RECEIVED DOCKET AND INDEX CHECK FOR PROPER INFO. WRIT OF EXECUTION **COPY OF DESCRIPTION** WHEREABOUTS OF LKA NON-MILITARY AFFIDAVIT NOTICES OF SHERIFF SALE WAIVER OF WATCHMAN AFFIDAVIT OF LIENS LIST CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** TIME 0900 SALE DATE POSTING DATE ADV. DATES FOR NEWSPAPER

WRIT OF KECUTION – (MORTGAGE FORI LOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, N.A.

VS.

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

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

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

Amount Due Interest from 02/25/2010 to Date of Sale @ \$9.44 per diem

\$57,435.62 \$_____ and costs.

Dated 6-8-11

PHS # 226967

of Columbia County, Penna.

Proof & Clerk of Sev Courts

(Clerk) Office of the Prothy Support, Common Pleas Court

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-57

COLUMBIA COUNTY

Proth & Clerk of Sev Courts
Viv Com. Ex. ** Monday in 201

PRAECIPE FOR WAIT OF EXECUTION – (MORTGAGE FORECLOSURE)

	Pa.R.C.P. 3180-3183	·
WELLS FARGO BANK, N.A.		COURT OF COMMON PLEAS
VS.		CIVIL DIVISION
AUTUMN M. STIVER		NO.: <u>2010-CV-57</u>
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	CHAEL STIVER	2011, ED76
)	COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due Interest from 02/25/2010 to Date of Sale @ \$9.44 Per diem

\$57,435.62 \$_____ and costs.

Attorney for Plaintiff Phelan Hallinan & Schmieg, LLP Lawrence T. Phelan, Esq., Id. No. 32227 Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., ld. No. 62205 Michele M. Bradford, Esq., ld. No. 69849 Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760 ☐ Jenine R. Davey, Esq., Id. No. 87077 Lauren R. Tabas, Esq., Id. No. 93337 ☐ Vivek Srivastava, Esq., Id. No. 202331 Jay B. Jones, Esq., Id. No. 86657 Peter J. Mulcahy, Esq., Id. No. 61791 Andrew L. Spivack, Esq., Id. No. 84439 Chrisovalante P. Fliakos, Esq., Id. No. 94620 Joshua I. Goldman, Esq., Id. No. 205047 Courtenay R. Dunn, Esq., Id. No. 206779 Andrew C. Bramblett, Esq., Id. No. 208375 Allison F. Wells, Esq., Id. No. 309519 William E. Miller, Esq., ld. No. 308951

Note: Please attach description of Property.

PHS # 226967

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

Attorneys for Plaintiff

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

CERTIFICATION

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

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

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

Ву:
Atterney for Plaintiff
Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., ld. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
U Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Lack Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
Allison F. Wells, Esq., Id. No. 309519
William E. Miller, Esq., Id. No. 308951

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A. : COLUMBIA COUNTY

: COURT OF COMMON PLEAS

: CIVIL DIVISION

AUTUMN M. STIVER : CIVIL DIVISION :

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER : NO.: 2010-CV-57

:

VERIFICATION OF NON-MILITARY SERVICE

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

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant AUTUMN M. STIVER is over 18 years of age and resides at 910 NORTH WARREN STREET, APARTMENT 5, BERWICK, PA 18603-1725.
- (c) that defendant GARRY M. STIVER A/K/A GARRY MICHAEL STIVER is over 18 years of age and resides at 27 E 4TH STREET, BLOOMSBURG, PA 17815-1816.

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

Phelan Hallinan & Schmieg, LLP Lawrence T. Phelan, Esq., Id. No. 32227 Francis S. Hallinan, Esq., Id. No. 62695 Daniel G. Schmieg, Esq., Id. No. 62205 Michele M. Bradford, Esq., Id. No. 69849 Judith T. Romano, Esq., Id. No. 58745 Sheetal R. Shah-Jani, Esq., Id. No. 81760 ☐ Jenine R. Davey, Esq., Id. No. 87077 Lauren R. Tabas, Esq., Id. No. 93337 ☐ Vivek Srivastava, Esq., Id. No. 202331 ☐ Jay B. Jones, Esq., Id. No. 86657 Peter J. Mulcahy, Esq., Id. No. 61791 Andrew L. Spivack, Esq., Id. No. 84439 Chrisovalante P. Fliakos, Esq., Id. No. 94620 🔲 Joshua I. Goldman, Esq., Id. No. 205047 Courtenay R. Dunn, Esq., Id. No. 206779 Andrew C. Bramblett, Esq., Id. No. 208375 Allison F. Wells, Esq., Id. No. 309519 ☐ William E. Miller, Esq., Id. No. 308951

WELLS FARGO BANK, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

AUTUMN M. STIVER

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

Defendant(s)

NO.: 2010-CV-57

COLUMBIA COUNTY

PHS # 226967

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1600 ORANGE STREET, BERWICK, PA 18603-2520.

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

AUTUMN M. STIVER

910 NORTH WARREN STREET, APARTMENT 5

BERWICK, PA 18603-1725

GARRY M. STIVER A/K/A GARRY MICHAEL

STIVER

265 CARL STREET

BLOOMSBURG, PA 17815

27 E 4TH STREET

BLOOMSBURG, PA 17815-1816

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

SAME AS ABOVE

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

Name

Name

4.

5.

Address (if address cannot be

reasonably ascertained, please indicate)

REMIT CORPORATION ASSIGNEE OF

UNIFUND CCR

PO BOX 98

EAST PETERSBURG, PA 17520

REMIT CORPORATION ASSIGNEE OF

UNIFUND CCR

36 W MAIN STREET, PO BOX 7

BLOOMSBURG, PA 18603 C/O LAURINDA VOELCKER, ESQUIRE

Address (if address cannot be

reasonably ascertained, please indicate)

FNB BANK, NA

200 SOUTH POPLAR STREET

BERWICK, PA 18603

FNB BANK, NA BERWICK OFFICE 200 SOUTH POPLAR STREET

BERWICK, PA 18603

FNB BANK, NA

PO BOX 98

EAST PETERSBURG, PA 17520

Name and address of every other person who has any record lien on the property;

Name and address of last recorded holder of every mortgage of record;

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

6.	Name and address of every other person who has any re Name	ecord interest in the property and whose interest may be affected by the sale. Address (if address cannot be reasonably ascertained, please indicate)
	None.	•
7.	Name and address of every other person of whom the p by the sale:	laintiff has knowledge who has any interest in the property which may be affected
	Name	Address (if address cannot be reasonably ascertained, please indicate)
7	TENANT/OCCUPANT	1600 ORANGE STREET BERWICK, PA 18603-2520
	DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
	Commonwealth of Pennsylvania Department of Welfare	P.O. Box 2675 Harrisburg, PA 17105
: ;	Internal Revenue Service Advisory	1000 Liberty Avenue Room 704 Pittsburgh, PA 15222
	U.S. Department of Justice U.S. Attorney for the Middle District of PA	Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108
J +	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128
	Department of Public Welfare TPL Casualty Unit Estate Recovery Program	P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486
1 5	AUTUMN M. STIVER C/O SUSAN HILL, ESQUIRE	16 WEST MAIN STREET BLOOMSBURG, PA 17815
	AUTUMN M. STIVER C/O MARKS, MCLAUGHLIN, & DENNEHY	12 W MARKET STREET DANVILLE, PA 17821
informa relating	I verify that the statements made in this affida ation and belief. I understand that false statements to unsworn falsification to authorities.	vit are true and correct to the best of my personal knowledge or ents herein are made subject to the penalties of 18 Pa. C.S.A. § 4904
Date:	6(3/1)	But
7.		Attorney for Plaintiff
		Phelan Hallinan & Schmieg, LLP
		Lawrence T. Phelan, Esq., Id. No. 32227
		☐ Prancis S. Hallinan, Esq., Id. No. 62695 ☐ Daniel G. Schmieg, Esq., Id. No. 62205
		Michele M. Bradford, Esq., Id. No. 69849
		Judith T. Romano, Esq., Id. No. 58745
		☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760 ☐ Jenine R. Davey, Esq., Id. No. 87077
		Lauren R. Tabas, Esq., Id. No. 93337
		☐ Vivek Srivastava, Esq., Id. No. 202331
		Jay B. Jones, Esq., Id. No. 86657
		Peter J. Mulcahy, Esq., Id. No. 61791 Andrew L. Spivack, Esq., Id. No. 84439
		Chrisovalante P. Fliakos, Esq., Id. No. 94620
		Joshua I. Goldman, Esq., Id. No. 205047
		Courtenay R. Dunn, Esq., Id. No. 206779
		Andrew C. Bramblett, Esq., Id. No. 208375
		Allison F. Wells, Esq., Id. No. 309519

WELLS FARGO BANK, N.A. : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs. : NO.: <u>2010</u>-CV-57

AUTUMN M. STIVER

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER : COLUMBIA COUNTY

Defendant(s):

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

GARRY M. STIVER A/K/A GARRY MICHAEL STIVER 27 E 4TH STREET BLOOMSBURG, PA 17815-1816

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 1600 OR	RANGE STREET, BERW	ICK, PA 18603-2520 is scheduled to be
sold at the Shcriff's Sale on	at	in the Office of the Sheriff,
Columbia County Courthouse, 35 West N	Main Street, Bloomsburg,	PA 17815 to enforce the court judgment of
\$57,435.62 obtained by WELLS FARGO	BANK, N.A. (the mortgag	ee) against you. In the event the sale is
continued, an announcement will be made		

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

SHORT DESCRIPTION

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

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER

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

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

(Municipality)

1600 ORANGE STREET, BERWICK, PA 18603-2520

Parcel No. 04D05-221-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,435.62

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

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

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

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

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

Tax Parcel # 04D05-221-00

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

AUTUMN M. STIVER

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

No.: 2010-CV-57

ISSUED

	Defendants	
NOW,	20I	High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.		
Defendants alleged address is		
		Sheriff, Columbia County, Pennsylvania
		By
	AFFIDAVIT	OF SERVICE
Now,		O'Clock m., served the within
upon	··-	at
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to		
		ine contents thereof,
Sworn and Subscribed before me		So Answers,
this		
Notary Public		BY: Sheriff
		, See return endorsed hereon by Sheriff of
return		
		So Answers,
		Sheriff
		Denuty Sheriff

SHERIFF'S DEPARTMEN Γ

PROCESS RECEIPT and AFFIDAVIT OF RETURN	v readabilit	y of all copies.	se type or print legibly, insuring Do not detach any copies.
Plaintiff'	Expiration		
WELLS FARGO BANK, N.A.		No.: <u>2010-CV-5</u>	<u>7</u>
Defendant AUTUMN M. STIVER GARRY M. STIVER A/K/A GARRY MICHAEL, STIVER		Type or Writ of 6 EXECUTION	Complaint N/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE	F OR DESCRIPTION OF	PROPERTY TO BE	LEVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code 1600 ORANGE STREET	e)		
BERWICK, PA 18603-2520			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE		V4.
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDE	BILL OF SALE.		
NOW,, 20, I, Sheriff of COLUMBIA County, PA_do County, to execute the within and make return thereof according to law.	hereby deputize the S	heriff of	
- -	Sheriff of COLUMBIA	A County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA property under within writ may leave same without a watchman, in custody of whom attachment without liability on the part of such deputy or sheriff to any plaintiff hereisheriff's sale thereof.	ever is found in posse	ssion after notifyin	g person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone	e Number	Date
DDRESS: One Pener Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sui Philadelphia, PA 19103-1814	ite 1400 (215)56		5/17/4
SPACE BELOW FOR USE OF SHERIFF ON	LY — DO NOT		LOW THIS LINE
I.AINTIFF		Court Number	
	<u></u>		
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FFIRMED and subscribed to before me this day SO AN	NSWERS		Date
Signal	ure of Dep. Sheriff		
f	ure of Sheriff		Date
Sheriff	fof		

SHERIFF'S DEPARTME

SHERIFF SERVICE	THE			pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE		Expiration of		not detach any copies.
Plaintiff WELLS FARGO BANK, N.A.			o.: <u>2010-CV-57</u>	
Defendant AUTUMN M. STIVER GARRY M. STIVER A/K/A GARRY MICHAEL STIVER			ype or Writ of Com XECUTION/N	plaint OTICE OF SALE
SERVE AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO AUTUMN M. STIVER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1600 ORANGE STREET		CRIPTION OF PRO	OPERTY TO BE LEV	TED, ATTACHED OR SALE.
BERWICK, PA 18603-2520 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	P INC CAMPUTATION	CI CERTINOL		
	I IN EXPEDITING	G SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW, 20, I, Sheriff of COLUMBIA Count County, to execute the within and make return thereof according to law.	y, PA do hereby o	deputize the Sher	iff of	
	Sheriff of	COLUMBIA Co	unty, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plain sheriff's sale thereof.	of whomever is for	und in possessior	i, after notifying nei	rson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plan		Telephone Nu	mber	Date
ADDRESS: One Penal Guter at Suburban Station, 1617 John F. Kennedy Bouler Philadelphia, PA 19103-1814		(215)563-76		5/17/4
SPACE BELOW FOR USE OF SHERIF	F ONLY			W THIS LINE
PLAINTIFF		Co	ourt Number	
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AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff		Date
of20	Signature of She	ritî		Dute
	organical of alle	411 1		Date
	Sheriff of			

SHERIFF'S DEPARTME T

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	SHERIFF SERVICE	-			CTIONS: Please t		
PRO	CESS RECEIPT and AFFIDAVI	T OF RI	ETURN _		y of all copies. Do	not detach	any copies.
Plaintiff				Expiration			
WELLS FARGO B	JANK, N.A.				No.: <u>2010-CV-57</u>		
Defendant			W 4		Type or Writ of Con		
AUTUMN M. STI		7FD			EXECUTION/N	OTICE OF	SALE
	ER A/K/A GARRY MICHAEL STIV						
<u>AU</u>	IE OF INDIVIDUAL, COMPANY, CORPORATION TUMN M. STIVER			CRIPTION OF	PROPERTY TO BE LEV	ZED, ATTACH	ED OR SALE,
$ \begin{array}{c} \mathbf{AT} & \left\{\begin{array}{c} ADD \\ \underline{161} \end{array}\right. $	RESS (Street or RFD, Apartment No., City, Boro, 18 PENN STREET APT 3	Гwp., State ai	nd Zip Code)				
HARRISBURG, PA	<u>A 17102-1725</u>						
SPECIAL INSTRUCTION	ONS OR OTHER INFORMATION THAT W	ALL ASSIS	ST IN EXPEDITIN	G SERVICE			·
SERVE DEFEND.	ANT WITH THE NOTICE OF SA						
NOW,	, 20, I, Sheritf of COLUN within and make return thereof according to la	ABIA Coun	tty, PA do hereby o	deputize the	Sheriff of		
county, to execute the v	vitnin and make return thereof according to la	łW.					
			Sheriff of	COLUMBIA	County, Penna.		
property under with	PLICABLE ON WRIT OF EXECUTION: N. in writ may leave same without a watchman,	, in custody	of whomever is for	and in nosses	sion, after notifying pe	erson of levy o	r
sheriff's sale thereo	liability on the part of such deputy or sheriff of.	to any plair	ntiff herein for any	loss, destruc	tion or removal of any	such property	before
Signature of Attorney or	other Originator requesting service on behalf			Telephone	Number	Date	
ADDB#85: One Penif Philadelph	Senter at Sanurban Station, 1617 John F. Ken ia, PA 19103-1814	D nedy Bould	efendant evard, Suite 1400	(215)56	3-7000	5/1	7/4
SI	PACE BELOW FOR USE OF S	SHERII	FF ONLY —	DO NOT	WRITE BELO	W THIS	LINE
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SHERIFF'S DEPARTME' T

SHERIFF SERVICE	Γ	NSTRUCTIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE			o not detach any copies.
Plaintiff	<u> </u>	expiration date	
WELLS FARGO BANK, N.A.		No.: <u>2010-CV-57</u>	
Defendant		Type or Writ of Co	mulaint
AUTUMN M. STIVER			NOTICE OF SALE
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER		Enter in the second	NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S AUTUMN M. STIVER	SERVICE OR DESCR	RIPTION OF PROPERTY TO BE L	EVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 265 CARL STREET	I Zip Code)		
BLOOMSBURG, PA 17815			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	LIN EXPEDITING	SERVICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,, 20, I, Sheriff of COLUMBIA County	v PA do hereby do	nutive the Shariff of	787L 7187
County, to execute the within and make return thereof according to law.	y, i ii do netery de	petize are sheriff of	
	Sheriff of Co	OLUMBIA County, Penna.	· · ·
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHEAS	A J	
property under within writ may leave same without a watchman, in custody o attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	if whomever is foun	ul in possession, after notificion,	auruum of lorn. o-
Signature of Attorney of other Originator requesting service on behalf of XX Plan		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev	fendant	-	-di-10
Philadelphia, PA 19103-1814		(215)563-7000	5/17/11
SPACE BELOW FOR USE OF SHERIFI	F ONLY — D	O NOT WRITE BEL	OW THIS LINE
FLAMMITE		Court Number	· · · · · · · · · · · · · · · · · · ·
			
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AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. 3	Sheriff	Date
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	Signature of Sherit	T	Date
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	Sheriff of		
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SHERIFF'S DEPARTME' T

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SHERI	FF SERVICE	INSTRUC		se type or print legibly, insuring		
			readability of all copies. Do not detach any copies.			
		Expiration				
Plaintiff WELLS FARGO BANK, N.A.		' .*	No.: <u>2010-CV-5</u> 7	7		
Defendant			Type or Writ of C	Countaint		
AUTUMN M. STIVER				N/NOTICE OF SALE		
GARRY M. STIVER A/K/A GARRY M	IJCHAEL STIVER					
AUTUMN M. STIVER	ANY, CORPORATION, ETC., TO SERVICE OR I	DESCRIPTION OF	PROPERTY TO BE	LEVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartor) 910 NORTH WARREN	nent No., City, Boro, Twp., State and Zip Code) STREET, APARTMENT 5					
BERWICK, PA 18603-1725						
SPECIAL INSTRUCTIONS OR OTHER INFOR	MATION THAT WILL ASSIST IN EXPEDI	TING SERVICE				
SEDVE DECEMBANT WITH THE M	OTICE OF CALE					
SERVE DEFENDANT WITH THE N NOW,	Sheriff of COLUMBIA County, PA do here	the deputize the	Shariff of			
County, to execute the within and make return the	reof according to law.	toy deputize the .	Sheriii 01			
	Sherit	T of COLUMBIA	A County, Penna.			
MOTE CALLY ADDITION TO CALLED TO CALLED TO CALLED			**			
NOTE ONLY APPLICABLE ON WRIT OF property under within writ may leave same w attachment without liability on the part of suc sheriff's sale thereof.	athout a watchman, in custody of whomever it	is found in posses	ssion, after notifying	g nerson of level or		
Signature of Attorney or other Originator requesting	g service on behalf of XX Plaintiff	Telephone	Number	Date		
ADDRESS: One Penn Center at Suburban Station Philadelphia, PA 19103-1814	Defendant n, 1617 John F. Kennedy Boulevard, Suite 140	00 (215)56	3-7000	5/17/4		
SPACE BELOW F	OR USE OF SHERIFF ONLY	— DO NOT	WRITE BE	LOW THIS LINE		
PLAINTIFF			Court Number			
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AFFIRMED and subscribed to before me this				Date		
	Signature of	Dep. Sheriff				
.t ⁻			,, <u>,</u>			
	Signature of	Sheriff		Date		
	Sheriff of					

SHERIFF'S DEPARTMETT

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SHERIFF SERVICE	INSTRUCTIONS: Please type	or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	readability of all copies. Do not	detach any copies.
Plaintiff	Expiration date	
WELLS FARGO BANK, N.A.	No.: <u>2010-CV-57</u>	
Defendant	Type or Writ of Complain	nt
AUTUMN M. STIVER	EXECUTION/NOTI	ICE OF SALE
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER		·
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DE GARRY M. STIVER A/K/A GARRY MICHAEL STIVER ADDRESS (Street or RED. Apartment No. City, Bore Tive, State and 2 in Code)	SCRIPTION OF PROPERTY TO BE LEVIED,	ATTACHED OR SALE
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1600 ORANGE STREET		
BERWICK, PA 18603-2520		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITI	NG SERVICE	
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW		
NOW,	y deputize the Sheriff of	
Sheriff c	of COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHM property under within writ may leave same without a watchman, in custody of whomever is to	found in possession, after notifying person.	of levy or
attachment without liability on the part of such deputy or sheriff to any plaintiff herein for an sheriff's sale thereof.	y loss, destruction or removal of any such	property before
Signature of Attorney in other Originator requesting service on behalf of XX Plaintiff	Telephone Number Date	te
ADDRESS: One Fenn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		5/17/4
SPACE BELOW FOR USE OF SHERIFF ONLY —	- DO NOT WRITE BELOW	THIS LINE
PLAINTIFF	Court Number	TITIS LINE
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RETURNED: AFFIRMED and subscribed to before me this day SO ANSWER:	0	
SO ANSWER: Signature of D		Date
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Sheriff of		

SHERIFF'S DEPARTMENTS

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SHERIFF SERVICE	INSTRU	CTIONS: Please ty	pe or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	readabili	ty of all copies. Do	not detach any copies.
	Expirati	on date	
Plaintiff WELLS FARGO BANK, N.A.		No.: <u>2010</u> -CV-57	
Defendant		Type or Writ of Comp	plaint
AUTUMN M. STIVER			OTICE OF SALE
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE GARRY M. STIVER A/K/A GARRY MICHAEL STIVE	ER	F PROPERTY TO BE LEVI	IED, ATTACHED OR SALE.
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code 910 NORTH WARREN STREET, APARTMENT 5)		
BERWICK, PA 18603-1725			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXP	EDITING SERVICE	ī.	
		2.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, 20, I, Sheriff of COLUMBIA County, PA do County, to execute the within and make return thereof according to law.	hereby deputize the	Sheriff of	
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SI	neriff of COLUMBI	A County, Penna,	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WA property under within writ may leave same without a watchman, in custody of whome attachment without liability on the part of such deputy or sheriff to any plaintiff herein sheriff's sale thereof.	ver is found in nosse	ssion, after notifying per	rean of lever or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephon	e Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suita Philadelphia, PA 19103-1814			5/17/11
SPACE BELOW FOR USE OF SHERIFF ONL	V — DO NO		
PLAINTIFF OIL	JI — DO NO	Court Number	W THIS LEVE
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	SHERIFF SERVI		INSTRU		pe or print legibly, insuring	
	PROCESS RECEIPT and AFFIDA		readabilit	v of all copies. Do	onot detach any copies.	
	and the first th	TVII OF RETORN	Expiration		nor detach any copies.	
Plaintiff WELLS I	FARGO BANK, N.A.			No.: 2 <u>010-CV-57</u>		
Defendant			<u>.</u>	Type or Writ of Com	uplaint	
	N M. STIVER				OTICE OF SALE	
	M. STIVER A/K/A GARRY MICHAEL S					
SERVE	NAME OF INDIVIDUAL, COMPANY, CORPOR GARRY M. STIVER A/K/A GARE ADDRESS (Street or RFD, Apartment No., City, B	<u>RY MICHAEL, STIVE</u>	OR DESCRIPTION OF	F PROPERTY TO BE LEV	TED, ATTACHED OR SALE.	
DI 0014	265 CARL STREET	oro, 1 wp., maie and 2.1p code)				
	SBURG, PA 17815	<u></u> -				
SPECIAL P	NSTRUCTIONS OR OTHER INFORMATION THA	AT WILL ASSIST IN EXPE	EDITING SERVICE	E		
SERVE I	DEFENDANT WITH THE NOTICE OF	7 SALE				
NOW,	20 I. Sheriff of CC	LUMBIA County PA do i	nereby deputize the	Sheriff of		
County, to e	execute the within and make return thereof according	to law.	.,,			
		Sh	criff of COLUMBIA	A County, Penna.		
NOTE	ONLY APPLICABLE ON WRIT OF EXECUTION			**		
ргорсп	ty under within writ may leave same without a watch	man, in custody of whomey	er is found in nosce	ssion, after notifying no	ruon of large on	
attacan	ment without liability on the part of such deputy or she's sale thereof.	eriff to any plaintiff herein	for any loss, destruc	tion or removal of any s	such property before	
signature of	Attorney or other Originator requesting service on be	ehalf of XX Plaintiff Defendant	Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John Philadelphia, PA 19103-1814		Kennedy Boulevard, Suite	(=10)00		5/17/11	
LAINTIFF	SPACE BELOW FOR USE O	OF SHERIFF ONL	<u>Y — DO NOT</u>		W THIS LINE	
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	and subscribed to before me this	day SO ANS	WEDS	n=		
			of Dep. Sheriff		Date	
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	<u> </u>		of Sheriff		Date	
- -		Sheriff of				

SHERIFF'S DEPARTMENT

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SHERIFF SERV		INSTRUCTIONS: Pleas	e type or print legibly, insuring
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Plaintill WELLS FARGO BANK, N.A.		No.: <u>2010-CV-57</u>	-
Detendant		Type or Writ of ('omplaint
AUTUMN M. STIVER		EXECUTION	/NOTICE OF SALE
GARRY M. STIVER A/K/A GARRY MICHAEL	STIVER		
AT NAME OF INDIVIDUAL, COMPANY, CORPO GARRY M. STIVER A/K/A GAI ADDRESS (Street or RFD, Apartment No., City	RRY MICHAEL STIVER	DESCRIPTION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.
1618 PENN STREET APT 3	, Boro, Twp., State and Zip Code)		
HARRISBURG, PA 17102-1725		· · · · · · · · · · · · · · · · · · ·	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION T	HAT WILL ASSIST IN EXPEDIT	TING SERVICE.	
NOW,	OF SALE.		
County, to execute the within and make return thereof accordi	ng to law.	by deputize the Sheriff of	
	Sheriff	of COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTIO	ON: N.B. WAIVER OF WATCHI	MAN — Any deputy sheriff levying	upon or attaching any
property under within writ may leave same without a wat attachment without liability on the part of such deputy or sheriff's sale thereof.	Chman, in custody of whomever is	tound in proceeding after notificial	
Character			
Signature of Attorney or other Originator requesting service on		Telephone Number	Date
ADDRESS: One Fenn Center at Suburban Station, 1617 John Philadelphia, PA 19103-1814	Defendant F. Kennedy Boulevard, Suite 140	0 (215)563-7000	5/17/11
SPACE BELOW FOR USE	OF SHERIFF ONLY -	– DO NOT WRITE BEI	OW THIS LINE
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	Signature of I	Dep. Sheriff	
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	Sheriff of		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUC	CTIONS: Please typ	e or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RI			not detach any copies.	
Plaintiff		Expiratio	n date	
WELLS FARGO BANK, N.A.			No.: <u>2010-CV-57</u>	
Defendant A LICEUM CITY AND COMMAND	· · · · · · · · · · · · · · · · · · ·	<u>-</u> .	Type or Writ of Compl	aint
AUTUMN M. STIVER			EXECUTION/NO	
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER SERVE C NAME OF INDIVIDUAL COMPANY CORPORATION WITH TO				
GARRY M. STIVER A/K/A GARRY MICHAE	<u>L STIV</u> ER	CRIPTION OF	PROPERTY TO BE LEVIE	D, ATTACHED OR SALE.
27 E 4 TH STREET	id Zip Code)			
BLOOMSBURG, PA 17815-1816				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITIN	IG SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW, 20 1 Sheriff of COLUMBIA Coup	dy PA do hereby	denutize the S	beriff of	
County, to execute the within and make return thereof according to law.	ty, do neledy (deputize the s		
	Sheriff of	COLUMBIA	County, Penna.	
NOTE ONLY ADDITIONAL FOR EXPLICATION AND THE			• •	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE property under within writ may leave same without a watchman, in custody attachment without liability on the part of the leave that the same without a watchman.	of whomever is for	and in possesses	والمستون والمناهان والمستون والمستون	CT
attachment without liability on the part of such deputy or sheriff to any plair sheriff's sale thereof.	ntiff herein for any	loss, destructi	on or removal of any suc	on or levy or th property before
Sherri 8 Sale mercor.				
Signature of Attorney or other Originator requesting the on behalf of XX Pla	intiff	Telephone	Number I	Date
ADDRESS: One Pent Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000		5/17/11
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT	WRITE BELOV	V THIS LINE
PLAINTIFF			Court Number	
				
RETURNED:				
AFFIRMED and subscribed to before mc this day	SO ANSWERS		<u>,, , , , , , , , , , , , , , , , , , ,</u>	Date
	Signature of Dep	. Sheriff		
of 20				1
	Signature of Sher	riff		Date
	Sheriff of			

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

TD BANK, N.A. PHILADELPHIA, PA 19148

3-180/360

CHECK NO 1091852

AMOUNT

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 160 days

******1,350.00

06/07/2011 DATE

To The Order Of

Pay

Sheriff of Columbia County 35 W Main Street

Bloomsburg, PA 17815

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