

SHERIFF'S SALE

Distribution Sheet

Wells Fargo Bank NA VS. Garry & Autumn Stiver

NO. 57-2010 JD DATE OF SALE: September 14, 2011

NO. 76-2011 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) September 14, 2011 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Brian W. Nagel & Barbara E. Nagel for the price or sum of \$44,665.91 (Forty Four Thousand Six Hundred Sixty Five and 91/100) Dollars. Brian W. Nagel & Barbara E. Nagel being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>42,181.23</u>	
Poundage	<u>843.62</u>	
Transfer Taxes Lien search ... 250.00	<u>1,391.06</u>	
Total Needed to Purchase		\$ <u>44,665.91</u>
Amount Paid Down		<u>6,000.00</u>
Balance Needed to Purchase		<u>38,665.91</u>

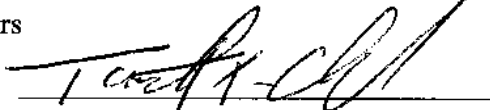
EXPENSES:

Columbia County Sheriff - Costs	\$	
Poundage		\$ <u>1,453.12</u>
Newspaper		<u>1,150.98</u>
Printing		<u>-0-</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>55.00</u>
	Realty transfer taxes	<u>695.53</u>
	State stamps	<u>695.53</u>
Tax Collector (Connie Ginger-Berwick Borough)		<u>434.39</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>230.00</u>
Other: <u>Web P0sting</u>		<u>150.00</u>
<u>Notary</u>		<u>115.00</u>
<u>Lien search certificate</u>		<u>250.00</u>
<u>Sewer 644.36</u>		
<u>Luz. Co. 45.00</u>		
TOTAL EXPENSES:		\$ <u>5,908.91</u>

Total Needed to Purchase		\$ <u>44,665.91</u>
Less Expenses		<u>5,908.91</u>
Net to First Lien Holder		<u>38,757.00</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder		<u>40,107.00</u>

Sheriff's Office, Bloomsburg, Pa.
September 20, 2011

So answers



Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS State

NO. 14-11 ED NO. 87-10 JD

DATE/TIME OF SALE: Sept. 14 8:00

BID PRICE (INCLUDES COST) \$ 256,000

POUNDAGE - 2% OF BID \$ 5,120

TRANSFER TAX - 2% OF FAIR MKT \$ 5,120

MISC. COSTS \$ 256,00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 516,320

PURCHASER(S): _____

ADDRESS: 611 Broad St Berwick, PA 18603 759-2771

NAMES(S) ON DEED: Brian W. Nagel and Barbara E. Nagel

PURCHASER(S) SIGNATURE(S): Brian E. Nagel

TOTAL DUE: \$ 516,320

LESS DEPOSIT: \$ 51,632

DOWN PAYMENT: \$ 0

TOTAL DUE IN 8 DAYS \$ 464,688

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
AUTUMN STIVER
GARRY STIVER

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

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	24.00
Crying Sale	10.00
Service	330.00
Service	45.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	230.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,150.98
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	72.00
Copies	11.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00
Total Sheriff Costs	2,290.48

LUZERNE COUNTY SHERIFF

Municipal Costs

Current Taxes	434.39
Sewer	644.36
Total Municipal Costs	1,078.75

Distribution Costs

Recording Fees	55.00
Total Distribution Costs	55.00

Grand Total: 3,424.23

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

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

No.: 2010-CV-57

No.: 2011 ED 76

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,

v.

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

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2010-CV-57
: No.: 2011 ED 76

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Date:

9/14/11

Allison F. Wells, Esquire
Attorney for Plaintiff

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

EXHIBIT “A”

Name and
Address
of Sender

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

JOT/SCF- 09/14/2011 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 1600 ORANGE STREET BERWICK, PA 18603-2520		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6		FNB BANK, NA 200 SOUTH POPLAR STREET BERWICK, PA 18603		
7		FNB BANK, NA BERWICK OFFICE 200 SOUTH POPLAR STREET BERWICK, PA 18603		
8		FNB BANK, NA PO BOX 98 EAST PETERSBURG, PA 17520		
9		UNIFUND CCR PARTNERS 10625 TECHWOODS CIRCLE CINCINNATI, OH 45242		
10				
11				
12				
13				
14				
15		RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 PHIS 036967		

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.
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Name and Address of Sender
 Phelan Hallinan & Schmieg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

JOT/SCF- 09/14/2011 SALE

Postage

Fee

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Square Dept. 280601 Harrisburg, PA 17128		
2	****	Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105-8486		
3	****	AUTUMN M. STIVER C/O SUSAN HILL, ESQUIRE 16 WEST MAIN STREET BLOOMSBURG, PA 17815		
4	****	AUTUMN M. STIVER C/O MARKS, MCCLAUGHLIN, & DENNEHY 12 W MARKET STREET DANVILLE, PA 17821		
5	****	REMIT CORPORATION ASSIGNEE OF UNIFUND CCR PO BOX 98 EAST PETERSBURG, PA 17520		
6	****	REMIT CORPORATION ASSIGNEE OF UNIFUND CCR C/O LAURINDA VOELCKER, ESQUIRE 36 W MAIN STREET, PO BOX 7 BLOOMSBURG, PA 18603		
7	****	REMIT CORPORATION ASSIGNEE OF UNIFUND CCR C/O SUSAN M. HILL, ESQUIRE 16 WEST MAIN STREET BLOOMSBURG, PA 17815		
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****			
RE: AUTUMN M. STIVER (COLUMBIA) TEAM 3 PHS# 226967				
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R990, S913 and S921 for limitations of coverage.	
Total Number of Pieces Listed by Sender				

PHELAN, HALLINAN & SCHMIEG, JEFFREY 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

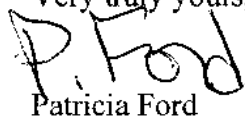
RE: Wells Fargo Bank, N.A. vs. Autumn M. Stiver and Garry M. Stiver
Premises: 1600 Orange Street
Berwick, PA 18603
Court No.: 2010-CV-57

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,



Patricia Ford
For Phelan Hallinan & Schmieg, LLP

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Patricia Ford

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: September 23, 2011

Re: Stiver

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**



PO Box 289
111 West Front Street
Berwick, PA 18603-0289

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

No. 22874

0712
0313

Pay to the
Order of COLUMBIA COUNTY SHERIFF

Date: September 19, 2011

Thirty-Eight Thousand Six Hundred Sixty-Five and 91/100*****

Amount \$*****38,665.91

CASHIERS CHECK

DOLLARS

1600 ORANGE STREET

Memo

Authorized Signature

⑈022874⑈ ⑈031307125⑈ 5000100053⑈

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

First Keystone
COMMUNITY BANK
PO Box 289
111 West Front Street
Berwick, PA 18603-0289

Fee Amount: 5.00
Fee Amount: 5.00

No. 22729

Date: September 13, 2011

Pay to the
order of COLUMBIA COUNTY SHERIFF

Amount \$*****6,000.00

Six Thousand and 00/100*****

DOLLARS

CASHIERS CHECK

1600 ORANGE STREET

Sharon M. ...
Authorized Signature

Memo

⑈022729⑈ ⑆031307125⑆ 5000100053⑈

SHERIFF'S SALE COST SHEET

VS. Stiver
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00
✓ SERVICE PER DEF.	\$ <u>330.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>72.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
✓ MILEAGE	\$ <u>24.00</u>
✓ POSTING HANDBILL	\$15.00
✓ CRYING/ADJOURN SALE	\$10.00
✓ SHERIFF'S DEED	\$35.00
✓ TRANSFER TAX FORM	\$25.00
✓ DISTRIBUTION FORM	\$25.00
✓ COPIES	\$ <u>11.00</u>
✓ NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>624.50</u>	

✓ WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ _____
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ _____	

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

REAL ESTATE TAXES:

✓ BORO, TWP & COUNTY 20	\$ <u>434.39</u>
SCHOOL DIST. 20	\$ _____
✓ DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>439.39</u>	

MUNICIPAL FEES DUE:

✓ SEWER 20	\$ <u>644.36</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>644.36</u>	

✓ SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. <u>Lutz Co.</u>	\$ <u>45.00</u>
TOTAL ***** \$ <u>45.00</u>	

TOTAL COSTS (OPENING BID) \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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

BEING Lot No. 236 of Woodin, Eaton and Dickson's Addition, later the Berwick Land & Improvement Company's Addition.
TITLE TO SAID PREMISES 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 cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN,
Sheriff,
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.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
prise is interested in the subject matter of said
tions in the foregoing statement as to time,

..... day of September 2011

(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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

08/10/2011 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.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

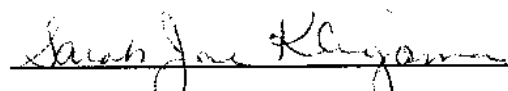
August 11, 2011

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2011

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



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

cc: County State Sheriff, Tel: 717.338.1111 fax: 717.338.1112

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	07/08/2011	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	1600 ORANGE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	08/10/11
Time:	0900
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/08/2011

1600 ORANGE STREET, BERWICK, PA 18603

2010CV57

(POSTING)

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:

MARK SENCZAKOWICZ , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that 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 contents thereof.

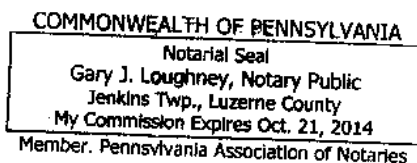
Sworn to and subscribed before me

this 23rd day of JUNE 20 11

Notary

John J. Gilligan
Sheriff of Luzerne County

by _____
Deputy Sheriff of Luzerne County, Pennsylvania



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	Deputize	Expires:	07/08/2011	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	AUTUMN STIVER	
Primary Address:	219 BAKER HILL ROAD SHICKSHINNY, PA	
Phone:		DOB:
Alternate Address:	910 NORTH WARREN STREET APARTMENT 5 BERWICK, PA 18603	
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Notes / Special Instructions:

Now, June 20, 2011 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

EXP: 07/08/2011

219 BAKER HILL ROAD, SHICKSHINNY, PA

2010CV57

STIVER, AUTUMN

LUZERNE COUNTY SHERIFFS 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 --

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 26, 2011

NOTARY

Affirmed and subscribed to before me this

26TH day of JULY, 2011

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



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

© Columbia County Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

Name: GARRY STIVER

Primary Address: 265 CARL STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 910 NORTH WARREN STREET
APARTMENT 5
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: GARRY STIVER

Relation: DEF

Date: 7-25-11

Time: 1530

Deputy: ARTER

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	6-10-11	7-25-11				
Time:	1510	1250				
Mileage:						
Deputy:	ARTER	ARTER				

Service Attempt Notes:

1. L.C.
2. Called AT Home Depot DON'T WORK AT HOME DEPOT
3. Called Law's AT WORKS AT 1400
4. SERVED AT LAW'S SO ~~NO~~ LINGER DR BLOOMSBURG
- 5.
- 6.

EXP: 07/08/2011

265 CARL STREET, BLOOMSBURG, PA 17815

2010CV57

STIVER, GARRY

**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

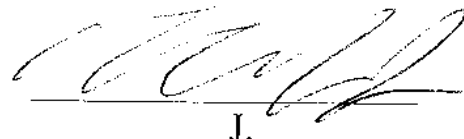
AND NOW, this 22 day of June, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

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	<u>\$4,603.26</u>
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


J.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

JUN 23 2011 PM 3:39

FILED
PROTHONOTARY

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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 DEF MOVED 1 YEAR AGO - CHK PD LUZ. cost \$40.00 + 5.00 per/Sharon			

Serve To:

Name:	AUTUMN STIVER	
Primary Address:	910 NORTH WARREN STREET APARTMENT 5 BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:	219 BAKER HILL RD. SHICKSHINNY	
Phone:	LUZ CU	864-3872

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	06.10.11	Time:	1300
Deputy:	DANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	06.10.11					
Time:	1020					
Mileage:						
Deputy:	DANGELO					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/08/2011

910 NORTH WARREN STREET, APARTMENT 5,

2010CV57

STIVER, AUTUMN

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

Name:	AUTUMN STIVER C/O ATTY SUSAN HILL	
Primary Address:	16 WEST MAIN STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SUSAN SUSAN HILL		
Relation:	DEP		
Date:	6-10-11	Time:	940
Deputy:	ARTER	Mileage:	

Attorney / Originator:

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

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/08/2011

16 WEST MAIN STREET, BLOOMSBURG, PA 17815

2010CV57

AUTUMN STIVER C/O

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

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: LAUREN GALE

Relation: CUSTOMER SERVICE

Date: 6-10-11

Time:

Deputy: 1015

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

EXP: 07/08/2011

15 PERRY AVENUE, BLOOMSBURG, PA 17815

2010CV57

DOMESTIC RELATIONS

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/08/2011
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	TENANT(S)
Primary Address:	1600 ORANGE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED / VACANT		
Relation:			
Date:	06 10 11	Time:	0945
Deputy:	0945 D ANGELO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/08/2011

1600 ORANGE STREET, BERWICK, PA 18603

2010CV57

TENANT(S)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

Name:	BERWICK SEWER	
Primary Address:	1108 FREAS AVE BERWICK, PA 18603	
Phone:	DOB:	
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Kelli Green	
Relation:	Clerk	
Date:	06.10.11	Time:
Deputy:	DANIELLO	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EXP: 07/08/2011

1108 FREAS AVE, BERWICK, PA 18603

2010CV57

BERWICK SEWER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

Name: CONNIE GINGHER-TAX COLLECTOR

Primary Address: 1615 LINCOLN AVE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 06 16 11

Time: 0925

Deputy: D. GINGHER

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

EXP: 07/08/2011

1615 LINCOLN AVE, BERWICK, PA 18603

2010CV57

CONNIE GINGHER-TAX

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



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

Case Number
2010CV57

SERVICE COVER SHEET

Service Details:

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:

Name: FNB BANK

Primary Address: 200 S POPLAR STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DIANE WATKINS
(PERSON IN CHARGE)

Relation: HEAD TELLER

Date: 06-10-11 Time: 0955

Deputy: DANGERO Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

EXP: 07/08/2011

200 S POPLAR STREET, BERWICK, PA 18603

2010CV57

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,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

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

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

REAL ESTATE TAX CERTIFICATION

Date: 06/10/2011

Fee: \$5.00

Cert. NO: 10354

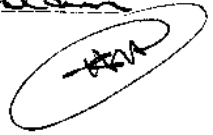
STIVER GARRY M & AUTUMN M
1500 ORANGE STREET
BERWICK PA 18603

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 Sheriff Per: Tim Chamberlain



Tax Notice 2011 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C Gimpheer
315 Lincoln Avenue
Berwick PA 18603

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

FOR: COLUMBIA County

DATE
03/01/2011

BILL NO.
6166

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING	18,849	6.146	113.53	115.85	127.44
FIRE		1.345	24.84	25.35	27.89
LIGHT		1.25	23.09	23.56	24.74
BORO RE		1.75	32.33	32.99	34.64
		11.1	205.04	209.22	219.68
The discount & penalty have been calculated for your convenience			398.83	406.97	434.39
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

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

This tax returned to
counthouse on:
January 1, 2012

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

FILE COPY

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 PA 17520
PETERSBURG

Document Receipt

Trans # 26873 Carrier / service: POST 2PM 6/8/2011

Ship to: 26873

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000009252

Doc Ref #: 76ED2011

HARRISBURG PA 17105

Document Receipt

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 PA 15222

Document Receipt

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 PA 17108

Document Receipt

Trans # 26876 Carrier / service: POST 2PM 6/8/2011

Ship to: 26876

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000009283

Doc Ref #: 76ED2011

HARRISBURG PA 17128

Document Receipt

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 PA 17105

Document Receipt

Trans # 26878 Carrier / service: POST 2PM 6/8/2011

Ship to: 26878

AUTUMN STIVER

C/O MARKS, MCLAUGHLIN, & DENNEHY
12 W MARKET STREET

Tracking #: 9171924291001000009306

Doc Ref #: 76ED2011

DANVILLE PA 17821

Document Receipt

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 PA 17128

Document Receipt

Trans # 26880 Carrier / service: POST 2PM 6/8/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000009320

Doc Ref #: 76ED2011

PHILADELPHIA PA 19106

Document Receipt

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

Document Receipt

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 PA 17105

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

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 76-11

DATE RECEIVED 6-8-11
DOCKET AND INDEX 8-8-11

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>1091852</u>

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

SALE DATE	<u>Sept 14, 2011</u>	TIME <u>0900</u>
POSTING DATE	<u>Aug. 21, 11</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 24</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>Sept. 1</u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-57

2011 EOTC

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

Amount Due

\$57,435.62

Interest from 02/25/2010 to Date of Sale

\$_____ and costs.

@ \$9.44 per diem

Tami B Kline /KPB/

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

Dated 6-8-11
(SEAL)

Prothonotary & Clerk of the Courts
Monday in 2011

PHS # 226967

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-57

2011 ED 76
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

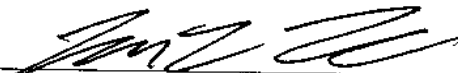
Amount Due

\$57,435.62

Interest from 02/25/2010 to Date of Sale

\$_____ and costs.

@ \$9.44 Per diem


Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ 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

Note: Please attach description of Property.

PHS # 226967

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

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

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

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

CERTIFICATION

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

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

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

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ 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
:
: NO.: 2010-CV-57
:

vs.

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

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant 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.



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

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

WELLS FARGO BANK, N.A.

Plaintiff

v.

AUTUMN M. STIVER

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

Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2010-CV-57
:
: COLUMBIA COUNTY
:
: PHS # 226967
:

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AFFIDAVIT PURSUANT TO RULE 3129.1

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

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

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

AUTUMN M. STIVER

**910 NORTH WARREN STREET, APARTMENT 5
BERWICK, PA 18603-1725**

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

**265 CARL STREET
BLOOMSBURG, PA 17815**

**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

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
C/O LAURINDA VOELCKER, ESQUIRE**

**36 W MAIN STREET, PO BOX 7
BLOOMSBURG, PA 18603**

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

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

FNB BANK, NA

**200 SOUTH POPLAR STREET
BERWICK, PA 18603**

**FNB BANK, NA
BERWICK OFFICE**

**200 SOUTH POPLAR STREET
BERWICK, PA 18603**

FNB BANK, NA

**PO BOX 98
EAST PETERSBURG, PA 17520**

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

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

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

None.

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

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

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

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

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

Date: 6/3/11

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
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- ☐ 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.	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2010-CV-57</u>
	:	
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	GARRY M. STIVER A/K/A GARRY
910 NORTH WARREN STREET,	MICHAEL STIVER
APARTMENT 5	265 CARL STREET
BERWICK, PA 18603-1725	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 ORANGE STREET, BERWICK, PA 18603-2520** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$57,435.62** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

SHORT DESCRIPTION

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

WELLS FARGO BANK, N.A.

vs.

AUTUMN M. STIVER

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

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

(Municipality)

1600 ORANGE STREET, BERWICK, PA 18603-2520

Parcel No. 04D05-221-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$57,435.62

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at the southwesterly corner of Orange Street and Eaton Street; THENCE in a southerly direction along the westerly line of 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

vs.

AUTUMN M. STIVER

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2010-CV-57

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff WELLS FARGO BANK, N.A.	No.: <u>2010-CV-57</u>
-------------------------------------	------------------------

Defendant AUTUMN M. STIVER GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

SERVE **AT** {

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
1600 ORANGE STREET

BERWICK, PA 18603-2520

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date <u>5/17/14</u>
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

AUTUMN M. STIVER

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

1600 ORANGE STREET

BERWICK, PA 18603-2520

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

AUTUMN M. STIVER

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

1618 PENN STREET APT 3

HARRISBURG, PA 17102-1725

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

5/17/14

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

AUTUMN M. STIVER

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

265 CARL STREET

BLOOMSBURG, PA 17815

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

AUTUMN M. STIVER

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

910 NORTH WARREN STREET, APARTMENT 5

BERWICK, PA 18603-1725

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

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

1600 ORANGE STREET

BERWICK, PA 18603-2520

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



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

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

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

910 NORTH WARREN STREET, APARTMENT 5

BERWICK, PA 18603-1725

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No. 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

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

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

265 CARL STREET

BLOOMSBURG, PA 17815

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

5/17/11

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PLAINTIFF

Court Number

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
WELLS FARGO BANK, N.A.

No.: 2010-CV-57

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

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

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

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

1618 PENN STREET APT 3

HARRISBURG, PA 17102-1725

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

____ Defendant

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

Telephone Number

(215)563-7000

Date

5/17/11

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff WELLS FARGO BANK, N.A.	Expiration date No.: <u>2010-CV-57</u>
--	---

Defendant AUTUMN M. STIVER GARRY M. STIVER A/K/A GARRY MICHAEL STIVER	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	--

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
GARRY M. STIVER A/K/A GARRY MICHAEL STIVER
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
27 E 4TH STREET
BLOOMSBURG, PA 17815-1816

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>5/19/11</u>
--	--	------------------------

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

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

RETURNED:

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

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-1807360

CHECK NO
1091852

DATE	AMOUNT
06/07/2011	*****1,350.00

SVB 06072011

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Travis S. Hallinan

⑈1091852⑈ ⑆036001808⑆36 150866 6⑈