

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/21/2012	Advance Fee	Advance Fee	1181472	\$0.00	\$1,350.00
05/21/2012	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/21/2012	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/21/2012	Crying Sale			\$10.00	\$0.00
05/21/2012	Docketing			\$15.00	\$0.00
05/21/2012	Levy			\$15.00	\$0.00
05/21/2012	Mailing Costs			\$60.00	\$0.00
05/21/2012	Posting Handbill			\$15.00	\$0.00
05/21/2012	Poundage			\$65.60	\$0.00
05/21/2012	Press Enterprise Inc.			\$1,150.98	\$0.00
05/21/2012	Sheriff Automation Fund			\$50.00	\$0.00
05/21/2012	Web Posting			\$100.00	\$0.00
08/16/2012	Service			\$240.00	\$0.00
08/16/2012	Service Mileage			\$8.00	\$0.00
08/16/2012	Copies			\$8.00	\$0.00
08/16/2012	Notary Fee			\$15.00	\$0.00
08/16/2012	Tax Claim Search			\$5.00	\$0.00
08/16/2012	Surcharge			\$170.00	\$0.00

\$1,960.08 \$1,350.00

TOTAL BALANCE: \$(610.08)

PO Box 380
Bloomsburg, PA 17815

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

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

Fax

To: Elizabeth Hallinan

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: August 16, 2012

11-16-12 2nd fax

Re: Halye

CC:

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

● **Comments:** I have received your stay of this sale, attached is a cost sheet showing a balance due of \$610.08

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
285033	12/11/2012	610.08	0.00	001171707	610.08
DXB [285033] 1349 MILLVILLE ROAD (2012-CV-155-MF)					
TOTAL		610.08	0.00	610.08	

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
285033	12/11/2012	610.08	0.00	001171707	610.08
DXB [285033] 1349 MILLVILLE ROAD (2012-CV-155-MF)					
TOTAL		610.08	0.00		610.08

Phelan Hallinan, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001255085

DATE
12/11/2012

AMOUNT
*****\$610.08

PAY SIX HUNDRED TEN AND 08 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

DXB [285033] 1349 MILLVILLE ROAD (2012-CV-155-MF)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001255085⑈ ⑆036001808⑆ 361508666⑈

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

August 16, 2012

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **WELLS FARGO BANK, N.A. v.**
DIANNE M. HALYE and KEVIN T. HALYE
1349 MILLVILLE ROAD A/K/A 349 MILLVILLE ROAD BLOOMSBURG, PA
17815-9102
No.: 2012-CV-155-MF

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for October 3, 2012 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

\$3,280.20 was received in consideration of the stay.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,
ELIZABETH HALLINAN for
Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Wells Fargo Bank, PA VS. Dianne & Paul Haley
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

-- DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>710.00</u>	
-- LEVY (PER PARCEL	\$15.00	
-- MAILING COSTS	\$ <u>60.00</u>	
-- ADVERTISING SALE BILLS & COPIES	\$17.50	
-- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>5.00</u>	418.50
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>503.50</u>

-- WEB POSTING	\$150.00	
-- PRESS ENTERPRISE INC.	\$ <u>1,150.98</u>	7-18-17
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1,325.98</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.00</u>	
TOTAL *****		\$ <u>55.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$ <u>102.79</u>	
DELINQUENT 20	\$ <u>5.00</u>	5.00
TOTAL *****		\$ <u>107.79</u>

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

-- SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. <u>15</u>	\$ <u>65.00</u>	
TOTAL *****		\$ <u>235.00</u>

TOTAL COSTS (OPENING BID) \$ 1,740.08

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV155

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, AUGUST 08, 2012

AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730, Page 520.

Premises being: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18-03-022-03,000

PROPERTY ADDRESS: 1349 MILLVILLE ROAD, 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-022-03

Seized and taken into execution to be sold as the property of DIANNE M HALYE, KEVIN T HALYE 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 faults 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

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

1st day of August 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Asnenfelder, Notary Public.

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

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

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

August 2, 2012

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.
DIANNE M. HALYE and KEVIN T. HALYE
1349 MILLVILLE ROAD A/K/A 349 MILLVILLE ROAD BLOOMSBURG, PA
17815-9102
No.: 2012-CV-155-MF

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 8, 2012 due to the following: Loss Mitigation.

The Property is to be relisted for the October 3, 2012 Sheriff Sale.

Thank you for your cooperation in this matter.

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

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8658

**Phelan Hallinan &
Schmieg, LLP**

Fax

To:	Columbia County Sheriff Office	From:	Patrick Ralston
Fax:	570-389-5825	Date:	August 2, 2012
Phone:	570-389-5822	Pages:	1
Re:	Postpone Sale Date	CC:	

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

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for two months to a date in October 2012. Currently the sale is set for 8/8/12 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8658.

RE: WELLS FARGO BANK, N.A.v. DIANNE M. HALYE & KEVIN T. HALYE
 COLUMBIA County, 2012-CV-155-MF

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

Patrick Ralston

Fax - 215-563-8658

*Sale Date is October 3
9:00 AM*

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA VS Dianne & Keith Hoke

NO. 14-12 ED NO. 155-2012 JD

DATE/TIME OF SALE: Aug 8 11:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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

LISA STEINMAN
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A.
vs. DIANNE M. HALYE and KEVIN T. HALYE
No.: 2012-CV-155-MF

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ls', written over the printed name Lisa Steinman.

LISA STEINMAN

cc: Prothonotary of COLUMBIA County

AFFIDAVIT OF SERVICE (FHL/MC)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHS # 285033

DEFENDANT
DIANNE M. HALYE
KEVIN T. HALYE

SERVICE TEAM/ las
COURT NO.: 2012-CV-155-MF

SERVE KEVIN T. HALYE AT:
1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 8, 2012

SERVED

Served and made known to KEVIN T. HALYE, Defendant on the 19th day of JUNE, 20 12, at 6:40 o'clock P. M., at 1349 MILLVILLE RD, BLOOMSBURG, PA in the manner described below:

☐ Defendant personally served.

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

Relationship is WIFE.

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

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

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

☐ an officer of said Defendant's company.

☐ Other: _____

Description: Age 50^s Height 5'4" Weight 150 Race W Sex F Other _____

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

DATE: 6/19/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

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

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

☐ No Answer on _____ at _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Picolan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schmieg, Esq., Id. No. 62305

Michele M. Bradford, Esq., Id. No. 69849

Judith T. Romano, Esq., Id. No. 58745

Jenne R. Davey, Esq., Id. No. 87077

Lauren R. Tabas, Esq., Id. No. 93337

Jay B. Jones, Esq., Id. No. 86657

Andrew L. Spivack, Esq., Id. No. 84439

Christovalante P. Hinkos, Esq., Id. No. 94620

Courtney R. Dunn, Esq., Id. No. 206779

Allison F. Wells, Esq., Id. No. 309519

Melissa J. Cantwell, Esq., Id. No. 308912

Marie J. Hanyon, Esq., Id. No. 202993

Andrew J. Marley, Esq., Id. No. 312314

Robert W. Cusick, Esq., Id. No. 80193

AFFIDAVIT OF SERVICE (THLMC)

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHS # 285033

DEFENDANT
DIANNE M. HALYE
KEVIN T. HALYE

SERVICE TEAM/las
COURT NO.: 2012-CV-155-MP

SERVE DIANNE M. HALYE AT:
1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: August 8, 2012

SERVED

Served and made known to DIANNE M. HALYE, Defendant on the 19th day of JUNE, 2012, at 6:40 o'clock P. M., at 1349 Millville Rd, Bloomsburg, Pa. in the manner described below:

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

Description: Age 50^s Height 5'4" Weight 150 Race W Sex F Other _____

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

DATE: 6/19/12

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:
☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____
☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
 Francis S. Hallinan, Esq., Id. No. 62695
 Daniel G. Schunieg, Esq., Id. No. 62205
 Michele M. Bradford, Esq., Id. No. 69849
 Judith T. Romano, Esq., Id. No. 58745
 Jenne R. Davey, Esq., Id. No. 87077
 Lauren R. Tabas, Esq., Id. No. 93337
 Jay B. Jones, Esq., Id. No. 86657
 Andrew L. Spivack, Esq., Id. No. 84439
 Christovalante P. Hinkos, Esq., Id. No. 94620
 Courtenay R. Dunn, Esq., Id. No. 206779
 Athron F. Wells, Esq., Id. No. 309519
 Melissa J. Cantwell, Esq., Id. No. 308912
 Mario J. Hanyon, Esq., Id. No. 203993
 Andrew J. Marley, Esq., Id. No. 312314
 Robert W. Cusick, Esq., Id. No. 80193

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.

vs.

DIANNE M HALYE (et al.)

Case Number

2012CV155

SHERIFF'S RETURN OF SERVICE

07/05/2012 10:35 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 1349 MILLVILLE ROAD, 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

July 05, 2012

NOTARY

Affirmed and subscribed to before me this

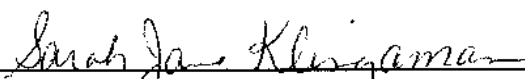
5TH

day of

JULY

2012

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

By: Christopher J. Schmitt (Schmitt, PC)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/21/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 1349 MILLVILLE ROAD
349 MILLVILLE ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 7/5/12

Time: 1035

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.

(POSTING)

2012CV155

1349 MILLVILLE ROAD, 349 MILLVILLE ROAD,

EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SHERIFF'S RETURN OF SERVICE

05/22/2012 02:55 PM - DEPUTY JEFFREY PRICE, 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 CHEYENNE HALYE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR KEVIN T HALYE AT 1349 MILLVILLE ROAD, 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

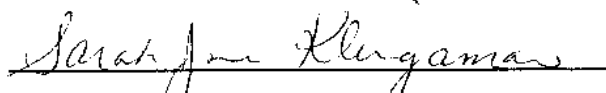
May 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of MAY, 2012

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
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SHERIFF'S RETURN OF SERVICE

05/22/2012 02:55 PM - DEPUTY JEFFREY PRICE, 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 CHEYENNE HALYE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DIANNE M HALYE AT 1349 MILLVILLE ROAD, 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,

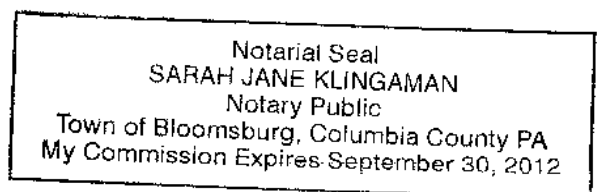

TIMOTHY T. CHAMBERLAIN, SHERIFF

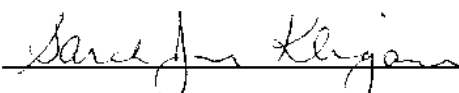
May 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of MAY, 2012





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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 2012-CV-155-MF
:
:
: COLUMBIA COUNTY
Defendant(s) :

vs.

DIANNE M. HALYE
KEVIN T. HALYE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DIANNE M. HALYE
KEVIN T. HALYE
1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

*See attached copies
Taxes*

****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 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102 is scheduled to be sold at the Sheriff's Sale on August 8, 2012 at 9:00 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,543.94 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.

Tax Notice 2012 County & Municipality
HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM
 JUNE 21, 28, 29: 1PM TO 6PM
 OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
 03/01/2012

BILL NO.
 19629

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	27,608	7.146	193.34	197.29	217.02
FIRE TWP RE		1.345	36.39	37.13	40.84
		5.5	27.06	27.61	30.37
			148.80	151.84	167.02
PAY THIS AMOUNT			405.59	413.87	455.25
The discount & penalty have been calculated for your convenience			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

HALYE KEVIN T & DIANNE M
 1349 MILLVILLE ROAD
 BLOOMSBURG PA 17815

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

DISCOUNT	CNTY	TWP	Penalty	PARCEL: 18-03-022-03,000	1349 MILLVILLE RD	5739 Acres	Land	Buildings	Total Assessment
2%	2%	2%	10%				5,000	22,608	27,608
This tax returned to courthouse on: January 1, 2013									

FILE COPY

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg, PA 17815

2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 004606 TAXCOLLECTOR COPY

DESCRIPTION	ASSESSMENT	RATE	2% DISC	TAX AMOUNT	10% PENALTY
Real Estate	27,608	38.900	884.24	902.29	992.52
ASSESSED VALUE	27,608	1073.95	884.24	902.29	992.52
HOMESTEAD REDUCTION	-4413	-171.67			
PAYABLE ASSESSMENT	23,195	902.29			
SCHOOL PENALTY @ 10%					
IF PAID ON OR BEFORE AUG 31					
IF PAID ON OR BEFORE OCT 31					
IF PAID AFTER OCT 31					

HALYE KEVIN T & DIANNE M
 1349 MILLVILLE ROAD
 BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 03 02203000	13007

1349 MILLVILLE RD	5000.00	THIS TAX RETURNED TO COURTHOUSE
0730-0520	22608.00	JANUARY 1, 2013
0.57 ACRES		

NAME & ADDRESS CORRECTIONS REQUESTED

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

REAL ESTATE TAX CERTIFICATION

Date: 06/05/2012

Fee: \$5.00

Cert. NO: 12308

HALYE KEVIN T & DIANNE M
1349 MILLVILLE ROAD
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 0486 -1010
Location: 1349 MILLVILLE RD
Parcel Id: 18 -03 -022-07,000

Assessment: 27,608

Balances as of 06/05/2012

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

By: Columbia County Sheriff Per: dm.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/21/2012

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2012CV155

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/21/2012

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

KAREN Dickenderfer

Relation:

Receptionist

Date:

5/22/12

Time:

1515

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.

DOMESTIC RELATIONS

2012CV155

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	06/21/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	DIANNE M HALYE	
Primary Address:	1349 MILLVILLE ROAD 349 MILLVILLE ROAD BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	Cheyenne Halye	
Relation:	Def Daughter	
Date:	20 May 12	Time:
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. _____

HALYE, DIANNE M

2012CV155

1349 MILLVILLE ROAD, 349 MILLVILLE ROAD,

EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	06/21/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	KEVIN T HALYE	
Primary Address:	1349 MILLVILLE ROAD 349 MILLVILLE ROAD BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted Other	
Adult In Charge:	Cheyenne Halyp	
Relation:	Def. Daughter	
Date:	22 May 12	Time: 1455
Deputy:	2006	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. _____

HALYE, KEVIN T

2012CV155

1349 MILLVILLE ROAD, 349 MILLVILLE ROAD,

EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/21/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Denise D. Ottaviani
Primary Address:	116 Frosty Valley Road Bloomsburg, PA 17815
Phone:	570-784-9310
DOB:	
Alternate Address:	
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other
Adult In Charge:	Dianne Halye
Relation:	Tax collector
Date:	22 May 12
Time:	1000
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. _____

OTTAVIANI, DENISE D.

2012CV155

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 06/21/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DIANNE M HALYE (et al.)

Case Number
2012CV155

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/21/2012

Zone:

Warrant:

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

Serve To:

Name: HEMLOCK MUNICIPAL SEWER

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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. _____

HEMLOCK MUNICIPAL

2012CV155

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 06/21/2012

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 2012-CV-155-ME
:
:
Defendant(s) : COLUMBIA COUNTY

vs.

DIANNE M. HALYE
KEVIN T. HALYE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DIANNE M. HALYE
KEVIN T. HALYE
1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

****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 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102 is scheduled to be sold at the Sheriff's Sale on August 8, 2012 at 9:00 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,543.94 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. 2012-CV-155-MF

WELLS FARGO BANK, N.A.

vs.

DIANNE M. HALYE

KEVIN T. HALYE

owner(s) of property situate in the TOWNSHIP OF HEMLOCK, Columbia County,
Pennsylvania, being

(Municipality)

1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA
17815-9102

Parcel No. 18 -03 -022-03,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: \$92,543.94

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730, Page 520.

Premises being: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18 -03 -022-03,000

Document Receipt

Trans # 24476 Carrier / service: POST 2PM 5/21/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000014249

Doc Ref #: 74ED2012

Document Receipt

Trans # 24475 Carrier / service: POST 2PM 5/21/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014232

DEPARTMENT 281230

Doc Ref #: 74ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 24474 Carrier / service: POST 2PM 5/21/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000014225

Doc Ref #: 74ED2012

Document Receipt

Trans # 24473 Carrier / service: POST 2PM 5/21/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000014218

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 74ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 24472 Carrier / service: POST 2PM 5/21/2012

Ship to: 24472

US DEPT OF JUSTICE

US ATTY FOR MIDDLE DISTRICT
PO BOX 11754

Tracking #: 9171924291001000014201

Doc Ref #: 74ED2012

HARRISBURG PA 17108

Document Receipt

Trans # 24471 Carrier / service: POST 2PM 5/21/2012

Ship to: 24471

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE. ROOM 704

Tracking #: 9171924291001000014195

Doc Ref #: 74ED2012

PITTSBURGH PA 15222

Document Receipt

Trans # 24470 Carrier / service: POST 2PM 5/21/2012

Ship to: 24470

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014188

Doc Ref #: 74ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 24469 Carrier / service: POST 2PM 5/21/2012

Ship to: 24469

PRIMELENDING

C/O US RECORDINGS INC.
PO BOX 19989

Tracking #: 9171924291001000014171

Doc Ref #: 74ED2012

LOUISVILLE KY 40259

Document Receipt

Trans # 24468 Carrier / service: POST 2PM 5/21/2012

Ship to: 24468

PRIMELENDING

ATTN VICTOR LOVAL
8000 IH 10 WEST, SUITE 1600

Tracking #: 9171924291001000014164

Doc Ref #: 74ED2012

SAN ANTONIO TX 78230

Document Receipt

Trans # 24467 Carrier / service: POST 2PM 5/21/2012

Ship to: 24467

PRIMELENDING

ATTN SHIPPING DEPT
18111 PRESTON ROAD, SUITE 1050

Tracking #: 9171924291001000014157

Doc Ref #: 74ED2012

DALLAS TX 75252

REAL ESTATE OUTLINE

ED # 74-12

DATE RECEIVED 5-21-12
DOCKET AND INDEX 5-21-12

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>1181472</u>

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV155

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, AUGUST 08, 2012
AT 9:00 O'CLOCK A.M.

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

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730, Page 520.

Premises being: 1349 MILL VILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18-03-022-03,000

PROPERTY ADDRESS: 1349 MILLVILLE ROAD, 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-03-022-03

Seized and taken into execution to be sold as the property of DIANNE M HALYE, KEVIN T HALYE 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

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

WELLS FARGO BANK, N.A.

vs.

DIANNE M. HALYE
KEVIN T. HALYE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-155-MF

2012-EO-74

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: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102
(See Legal Description attached)

Amount Due
Interest from 03/22/2012 to Date of Sale
@ \$15.21 per diem

\$92,543.94
\$_____ and costs.

Dated 05/21/12
(SEAL)

PHS # 285033

Thomas B. Kline
Bonnie N. Kline
(Clerk) Office of the Prothonotary Support, Common Pleas Court
of Columbia County, Penna. Chf. Clk

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

LEGAL DESCRIPTION

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730, Page 520.

Premises being: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18 -03 -022-03,000

PHELAN HALLINAN & SCHMIEG, LLP
Andrew J. Marley, Esq., Id. No.312314
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.

DIANNE M. HALYE
KEVIN T. HALYE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-155-MF**
:
: **2012-EO-79**
: **COLUMBIA COUNTY**
:

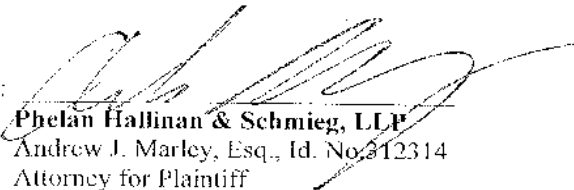
CERTIFICATION

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

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- () Act 91 procedures have been fulfilled
- (X) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:


Phelan Hallinan & Schmieg, LLP
Andrew J. Marley, Esq., Id. No.312314
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP
Andrew J. Marley, Esq., Id. No.312314
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

DIANNE M. HALYE
KEVIN T. HALYE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2012-CV-155-MF
: 2012-E0-77

VERIFICATION OF NON-MILITARY SERVICE

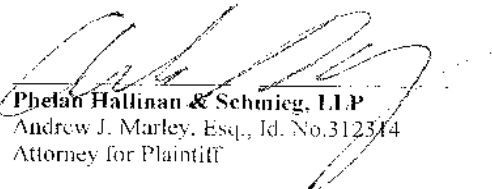
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DIANNE M. HALYE is over 18 years of age and resides at 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102.

(c) that defendant KEVIN T. HALYE is over 18 years of age and resides at 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102.

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
Andrew J. Marley, Esq., Id. No.312314
Attorney for Plaintiff

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.: 2012-CV-155-MP

Defendant
DIANNE M. HALYE
KEVIN T. HALYE

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 RD, Apartment No., City, Boro, Twp., State and Zip Code)

1349 MILLVILLE ROAD

A/K/A 349 MILLVILLE ROAD

BLOOMSBURG, PA 17815-9102

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 ☒ 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

5/4/2012

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.: 2012-CV-155-ME

Defendant
DIANNE M. HALYE
KEVIN T. HALYE

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:

DIANNE M. HALYE

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

1349 MILLVILLE ROAD

A/K/A 349 MILLVILLE ROAD

BLOOMSBURG, PA 17815-9102

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

5/4/2012

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.: 2012-CV-155-MF

Defendant
DIANNE M. HALYE
KEVIN T. HALYE

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.

KEVIN T. HALYE

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

1349 MILLVILLE ROAD

A/K/A 349 MILLVILLE ROAD

BLOOMSBURG, PA 17815-9102

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 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

5/4/2012

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

DIANNE M. HALYE

KEVIN T. HALYE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-155-MF

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__ at _____ O'Clock _____ m., served the within upon _____ at _____

_____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-155-MF

DIANNE M. HALYE

KEVIN T. HALYE

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DIANNE M. HALYE
KEVIN T. HALYE
1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

****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 **1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102** 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 **\$92,543.94** 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. 2012-CV-155-MF

WELLS FARGO BANK, N.A.

vs.

DIANNE M. HALYE

KEVIN T. HALYE

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

(Municipality)

**1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA
17815-9102**

Parcel No. 18 -03 -022-03,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$92,543.94

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730, Page 520.

Premises being: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18 -03 -022-03,000

WELLS FARGO BANK, N.A.
Plaintiff

v.

DIANNE M. HALYE
KEVIN T. HALYE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-155-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 285033**
:
:

74

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102**.

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

DIANNE M. HALYE **1349 MILLVILLE ROAD**
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

KEVIN T. HALYE **1349 MILLVILLE ROAD**
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102
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)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

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

None.

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

Name

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

TENANT/OCCUPANT

**1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102**

**PRIMELENDING, A PLAINSCAPITAL
COMPANY
ATTN: SHIPPING DEPARTMENT**

**18111 PRESTON ROAD, SUITE 1050
DALLAS, TX 75252**

**PRIMELENDING, A PLAINSCAPITAL
COMPANY
C/O POLUNSKY & BEITEL LAW OFFICE
ATTN: VICTOR LOVAL**

**8000 IH 10 WEST, SUITE 1600
SAN ANTONIO, TX 78230**

**PRIMELENDING, A PLAINSCAPITAL
COMPANY
C/O US RECORDINGS, INC.**

**PO BOX 19989
LOUISVILLE, KY 40259**

**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**

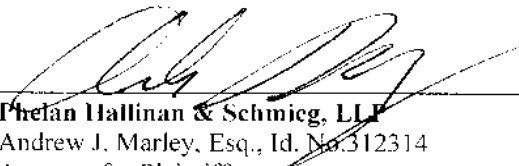
**228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

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:

5/4/2012

By:


Phelan Hallinan & Schmieg, LLP
Andrew J. Marley, Esq., Id. No. 312314
Attorney for Plaintiff

LEGAL DESCRIPTION

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

BEGINNING at a point on the eastern side of the right of way of State Highway Route No. 42 leading from Bloomsburg to Millville and on the southern side of a 15 foot drive; thence along the southern side of the aforementioned drive in an easterly direction 200 feet to a point in line of lands of the grantors (Robert M. Bell and Mary E. Bell); thence by the same, in a southerly direction and parallel with the right of way line of State Highway Route No. 42, 125 feet to a point in other lands of the grantors (Robert M. and Mary E. Bell); thence by the same in a westerly direction and parallel with the aforementioned drive 200 feet to a point in the eastern side of right of way of State Highway Route No. 42; thence by the same in a northerly direction 125 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Kevin T. Halye and Dianne M. Halye, h/w, by Deed from Raymond J. Hess, dated 06/14/1999, recorded 07/01/1999 in Book 730. Page 520.

Premises being: 1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102

Tax Parcel # 18 -03 -022-03,000

WELLS FARGO BANK, N.A.
Plaintiff

v.

DIANNE M. HALYE
KEVIN T. HALYE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-155-MF**
:
: **COLUMBIA COUNTY**
:
: **PHS # 285033**
:

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 **1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA 17815-9102**.

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

DIANNE M. HALYE **1349 MILLVILLE ROAD**
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

KEVIN T. HALYE **1349 MILLVILLE ROAD**
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102
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)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

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

None.

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

Name

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

TENANT/OCCUPANT

1349 MILLVILLE ROAD
A/K/A 349 MILLVILLE ROAD
BLOOMSBURG, PA 17815-9102

PRIMELENDING, A PLAINSCAPITAL
COMPANY
ATTN: SHIPPING DEPARTMENT

18111 PRESTON ROAD, SUITE 1050
DALLAS, TX 75252

PRIMELENDING, A PLAINSCAPITAL
COMPANY
C/O POLUNSKY & BEITEL LAW OFFICE
ATTN: VICTOR LOVAL

8000 IH 10 WEST, SUITE 1600
SAN ANTONIO, TX 78230

PRIMELENDING, A PLAINSCAPITAL
COMPANY
C/O US RECORDINGS, INC.

PO BOX 19989
LOUISVILLE, KY 40259

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

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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: 5/4/2012

By: _____

Phelan Hallinan & Schmieg, LLP
Andrew J. Marley, Esq., Id. No. 312314
Attorney for Plaintiff

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-155-MF

WELLS FARGO BANK, N.A.

vs.

DIANNE M. HALYE

KEVIN T. HALYE

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

(Municipality)

**1349 MILLVILLE ROAD, A/K/A 349 MILLVILLE ROAD, BLOOMSBURG, PA
17815-9102**

Parcel No. 18 -03 -022-03,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$92,543.94

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Phelan Hallinan, & Schminig LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, N/A
3-180/360

001181472

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
04/23/2012

AMOUNT
****\$1,350.00

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

CET 12850331 1349 MILLVILLE ROAD (2012-CV-155-MF)


AUTHORIZED SIGNATURE

⑈001181472⑈ ⑆035001808⑆ 351508888⑈