

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 75-12 ED NO. 1337-11 JD

TOTAL AMOUNT NEEDED TO PURCHASE \$ 47302.78

PURCHASER(S) SIGNATURE(S):

TOTAL DUE IN 8 DAYS \$ 3230.78



pennsylvania
DEPARTMENT OF REVENUE

BUREAU OF INDIVIDUAL TAXES
PO BOX 280893
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

A. CORRESPONDENT -All inquiries maybe directed to the following person:

Name **Zucker, Goldberg & Ackerman, LLC**

Telephone Number **908-233-8500 Ext 370**

Street Address

200 Sheffield Street

City

Mountainside

State

NJ

Zip Code

07092

B. TRANSFER DATA

C. DATE OF ACCEPTANCE OF DOCUMENT 10/3/2012

Grantor(s)/Lessor(s)

Sheriff of COLUMBIA County

Grantee(s)/Lessee(s)

Wells Fargo Bank, NA

Street Address

P.O. Box 380

Street Address

3476 Stateview Blvd

City

Bloomsburg

State

PA

Zip

17815

City

Fort Mill

State

SC

Zip

29715

D. REAL ESTATE LOCATION

Street Address

515 Main Street

City, Township, Borough

BENTON BOROUGH

County

COLUMBIA

School District

BENTON AREA S D

Tax Parcel Number

02-01-166-000,000

E. VALUATION DATA- WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

☐ Y ☒ N

1. Actual Cash Consideration

\$3,230.78

2 Other Consideration

0

3. Total Consideration

= \$3,230.78

4. County Assessed Value

\$31,215.00

5. Common Level Ratio Factor

X 3.60

6. Fair Market Value

\$112,374.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

Check Appropriate Box for Exemption Claimed

☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)

☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgagor to a holder of a mortgage in default. **INSTRUMENT #201102022**

☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)

☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.): **100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S.-1102-C.3 (1)**

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

Signature of Correspondent or Responsible Party

Jaime R. Ackerman, Esquire

Date

10/15/12

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

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ♦
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON ▲
CHRISTINE E. POTTER
RYAN S. MAIC
ASHLEIGH LEVY MARIN E
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHEL G. PACKER ‡
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◊ ALSO MEMBER OF NY AND ME BAR
▲ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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

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

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. Y
RALPH M. SALVIA, ESQ. ¥

Y MEMBER OF PA BAR ONLY

XFP-149381-R1

October 13, 2012

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

Re: Wells Fargo Bank, N.A.
vs. Charles E. Bartusik
Premises: 515 Main Street
Benton, PA 17814
Docket No.: 2011-CV-1337
Sale Date: October 3, 2012
Sheriff Sale No:

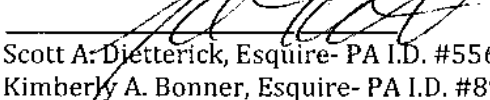
Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to **Wells Fargo Bank, NA, 3476 Stateview Blvd, Fort Mill, SC 29715**

Please issue the Deed to the specified assignee above. Attached are two (2) original Realty Transfer Tax Affidavits of Value and a self-addressed, stamped envelope for return of the deed. Enclosed is a check in the amount of **\$3,230.78** for additional costs due

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: 
Scott A. Dietterick, Esquire- PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh Levy Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032 ✓
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301

MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

042648

42648

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042

55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

12/11/2012

\$*****3,230.78

Three Thousand Two Hundred Thirty and 78/100----- US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

P.O. BOX 380

BLOOMSBURG, PA 17815

United States

SHERIFF'S DEED (OUR FILE#14938

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



⑈042648⑈ ⑈021202337⑈ ⑈6108811828⑈

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A

vs.

Defendant
CHARLES BARTUSIK
KELLY GRUNDEN

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, October 3, 2012

Writ of Execution No. : 2011CV1337

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 515 MAIN STREET, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,578.66
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$240.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,512.16**

Municipal Costs

Sewer	\$812.62
-------	----------

Total Municipal Costs **\$812.62**

Distribution Costs

Recording Fees	\$56.00
----------------	---------

Total Distribution Costs **\$56.00**

Grand Total: **\$3,380.78**

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

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

©2011 Columbia County Sheriff, Bloomsburg, Pa

BENTON MUNICIPAL WATER
AND SEWER AUTHORITY
P.O. BOX 516
BENTON, PA 17814

(570) 925-6101

TO: Columbia County Sheriff

FAX #: 570-389-5625

FROM: Kay Yankovich
Benton Municipal Water & Sewer Authority

DATE: September 27, 2012

Re: Court of Common Pleas
Columbia County
Mortgage Foreclosure
No. 2011CV1337

Sale: October 3, 2012

Owners: Charles Bartusik
Kelly Grunden

Property: 515 Main Street, Benton, PA 17814
Residential Dwelling

**Amount due Benton Municipal Water & Sewer Authority through October 3,
2012 = \$812.62**

SHERIFF'S SALE COST SHEET

VS. _____

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>48.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>523.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1578.66</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1863.66</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>69.102</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>69.102</u>

— SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>—</u>

TOTAL COSTS (OPENING BID) \$ 8257.18

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ◊
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON Δ
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN E
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHEL G. PACKER ‡
KACIE W. BROWN

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

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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

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

OF COUNSEL:

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

¥ MEMBER OF PA BAR ONLY

XFP-149381-R1

September 7, 2012

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Kelly S. Grunden and Charles E. Bartusik
Premises: 515 Main Street, Benton PA 17814.
Docket No.: 2011-CV-1337

Dear Sir or Madam:

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

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

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Daniel Schlesinger

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-149381-R1
(908) 233-8500; (908) 233-1390 FAX

dsc

enclosures

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2011-CV-1337

vs.

TYPE OF PLEADING

Charles E. Bartusik ; Kelly S. Grunden;

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

Defendants.

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

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

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 149381-R1/dsc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2011-CV-1337
	:	
Charles E. Bartusik ; Kelly S. Grunden;	:	
Defendants.	:	
	:	
	:	

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

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


1. Defendants, Kelly S. Grunden and Charles E. Bartusik as joint tenants with the right of survivorship, are the record owners of the real property.
2. On or about May 25, 2012, Defendant Charles E. Bartusik was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of the Sheriff's Office, being 35 W. Main Street, Bloomsburg, PA 17815. A true and correct copy of said Proof of Service is marked Exhibit "A", attached hereto and made a part hereof.
3. On or about June 13, 2012, Defendant Kelly S. Grunden was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of 370 Main Street, Benton, PA 17814. A true and correct copy of said Proof of Service is marked Exhibit "B", attached hereto and made a part hereof.
4. On or about August 29, 2012, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "C", attached hereto and made a part hereof.

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

Dated: September 7, 2012

ZUCKER, GOLDBERG & ACKERMAN, LLC

Attorneys for Plaintiff


DANIEL SCHLESINGER

Paralegal/Legal Assistant

Sworn to and subscribed before
me this 7 day of September, 2012


Notary Public

MY COMMISSION EXPIRES:

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2016

EXHIBIT A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

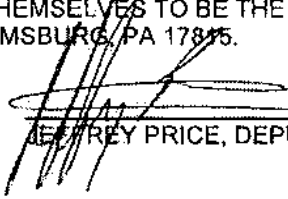


WELLS FARGO BANK N.A.
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SHERIFF'S RETURN OF SERVICE

05/25/2012 03:15 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 THE DEFENDANT, TO WIT: CHARLES BARTUSIK AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


May 25, 2012

NOTARY

Affirmed and subscribed to before me this

25TH 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: ZUCKER, GOLDBERG & ACKERMAN, LLO 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ

(c) CountySuite Sheriff, Teleosoft, Inc

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SHERIFF'S RETURN OF SERVICE

06/13/2012 08:15 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 THE DEFENDANT, TO WIT: KELLY GRUNDEN AT 370 MAIN STREET, BENTON, PA 17814.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

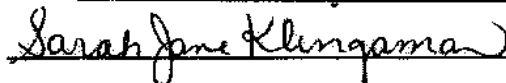
June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012

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



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

(c) CountySuite Sheriff, TeleSuite, Inc.

EXHIBIT C

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
vs.	:	NO.: 2011-CV-1337
	:	
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	
	:	

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

TO:

UNKNOWN TENANT OR TENANTS
515 Main Street
Benton, PA 17814

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

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

UNKNOWN SPOUSE
461 Winding Road
Orangeville, PA 17859

BENTON MUNICIPAL WATER SEWER
AUTHORITY
3rd Street
Benton, PA 17814

BENTON MUNICIPAL WATER SEWER
AUTHORITY
C/O MICHAEL P. GREGOROWICZ, ESQUIRE
PO Box 516
Benton, PA 17814

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR FNB
BANK, N.A.
PO Box 2026
Flint, MI 48501-2026

UNKNOWN SPOUSE
360 Mulberry Street
Benton, PA 18603

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

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

BENTON AREA SCHOOL DISTRICT
600 Green Acres Road
Benton, PA 17814

BENTON AREA SCHOOL DISTRICT
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

BENTON BORO
150 Colley St.
Benton, PA 17814

BENTON BORO
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR FNB
BANK, N.A.
354 Mill Street
Danville, PA 17821

MERS AS NOMINEE FOR FNB BANK N.A.
PO Box 2026
Flint, MI 48501-2026

MERS AS NOMINEE FOR FNB BANK N.A.
354 Mill Street
Danville, PA 17821

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

35 West Main Street
Bloomsburg, PA 17815

On 10/3/2012 at 9:00am, the following described real estate which Kelly S. Grunden and Charles E. Bartusik as joint tenants with the right of survivorship are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

515 Main Street,
Benton, PA 17814
Columbia County

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

The said Writ of Execution has been issued on a judgment in the action of

Wells Fargo Bank, N.A.

Plaintiff

vs.

Charles E. Bartusik , et al

Defendant(s)

at EX. NO. 2011-CV-1337 in the amount of \$86198.04 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.


If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

8/28/12

BY:


Scott A. Dielterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-149381-R1
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
	:	
vs.	:	Execution No.:
	:	
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

Zucker, Goldberg & Ackerman, LLC
«Field2»-«Field1»
«Field1»D1004C02/12/2008P4



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: UNKNOWN TENANT OR TENANTS

515 Main Street

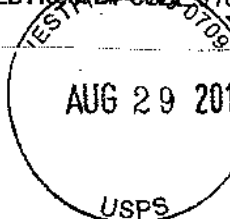
Benton, PA 17814

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
\$ 01.15⁰
02 1M
0004282036
AUG 29 2012
MAILED FROM ZIP CODE 07092



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

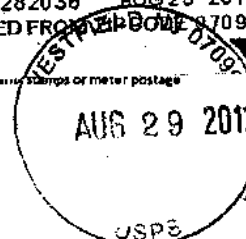
Harrisburg, PA 17105

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
\$ 01.15⁰
02 1M
0004282036
AUG 29 2012
MAILED FROM ZIP CODE 07092



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

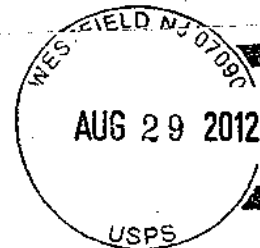
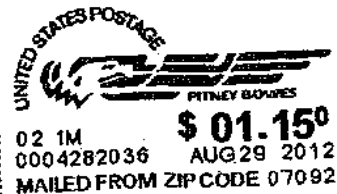
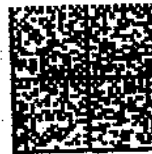
XFP-149381-R1/sde TEAM C

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

Postmark Here

County of P.Q.: COLUMBIA

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



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

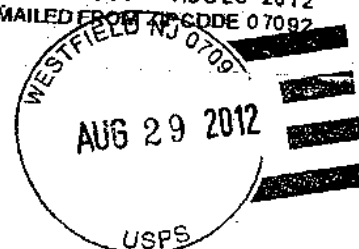
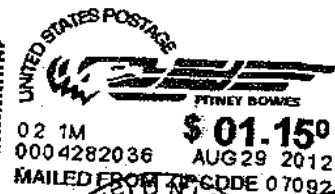
XFP-149381-R1/sde TEAM C

To: UNKNOWN SPOUSE
461 Winding Road
Orangeville, PA 17859

Postmark Here

County of P.Q.: COLUMBIA

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





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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

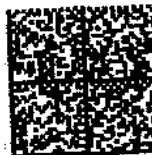
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: BENTON MUNICIPAL WATER SEWER AUTHORITY
3rd Street
Benton, PA 17814

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
02 1M \$ 01.15⁰
0004282036 AUG 29 2012
MAILED FROM ZIP CODE 07092



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

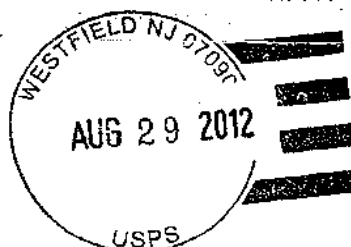
To: BENTON MUNICIPAL WATER SEWER AUTHORITY
C/O MICHAEL P. GREGOROWICZ, ESQUIRE
PO Box 516
Benton, PA 17814

County of P.Q.: COLUMBIA

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



UNITED STATES POSTAGE
02 1M \$ 01.15⁰
0004282036 AUG 29 2012
MAILED FROM ZIP CODE 07092



Postmark Here



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR FNB BANK, N.A.
PO Box 2026
Flint, MI 48501-2026

County of P.Q.: COLUMBIA

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



Postmark Here



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

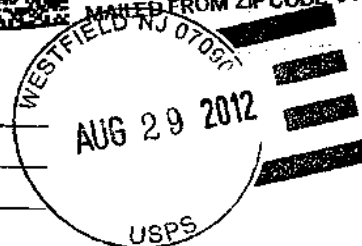
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR FNB BANK, N.A.
354 Mill Street
Danville, PA 17821

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

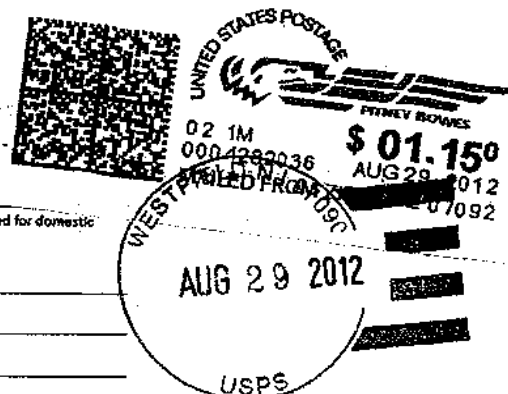
XFP-149381-R1/sde TEAM C

To: MERS AS NOMINEE FOR FNB BANK N.A.
354 Mill Street
Danville, PA 17821

Postmark Here

County of P.Q.: COLUMBIA

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



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: MERS AS NOMINEE FOR FNB BANK N.A.
PO Box 2026
Flint, MI 48501-2026

Postmark Here

County of P.Q.: COLUMBIA

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





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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

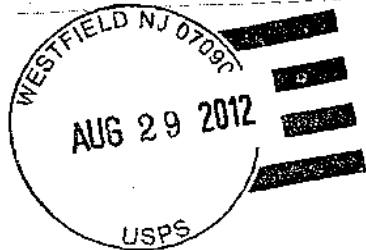
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: BENTON BORO
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dietterick, Esquire

c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

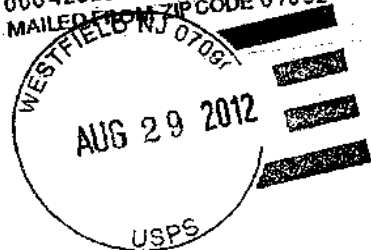
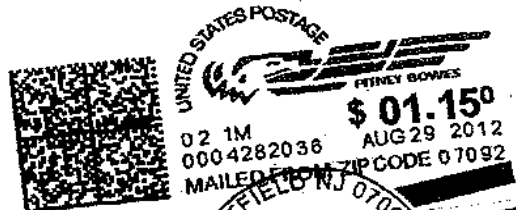
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

To: BENTON BORO
150 Colley St,
Benton, PA 17814

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

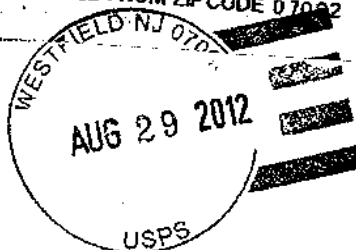
XFP-149381-R1/sde TEAM C

To: BENTON AREA SCHOOL DISTRICT
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

Postmark Here

County of P.Q.: COLUMBIA

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



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

From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

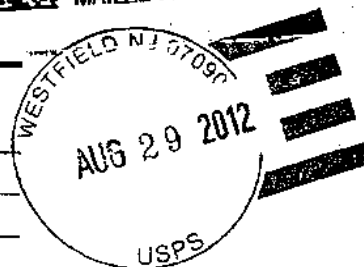
XFP-149381-R1/sde TEAM C

To: BENTON AREA SCHOOL DISTRICT
600 Green Acres Road
Benton, PA 17814

Postmark Here

County of P.Q.: COLUMBIA

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





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

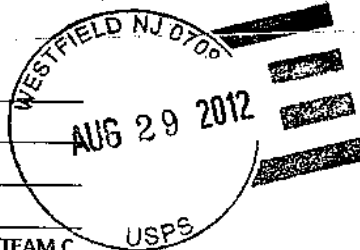
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

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

County of P.Q.: COLUMBIA

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



Postmark Here



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

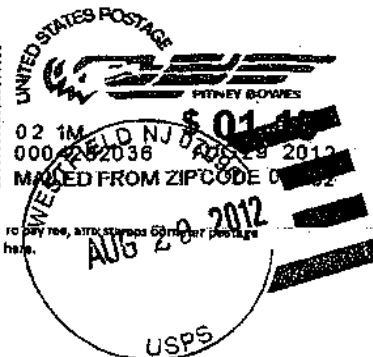
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-149381-R1/sde TEAM C

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

County of P.Q.: COLUMBIA

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



Postmark Here



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

From: Scott A. Dieterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

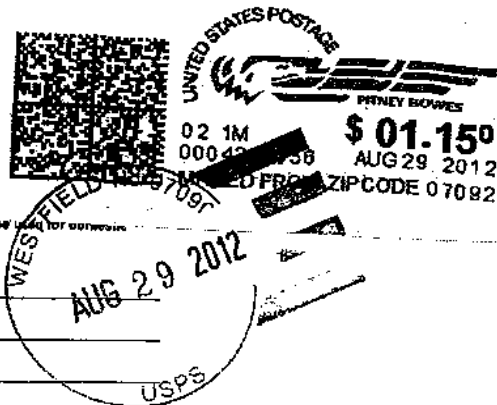
XFP-149381-R1/sde TEAM C

To: UNKNOWN SPOUSE
360 Mulberry Street
Benton, PA 18603

Postmark Here

County of P.Q.: COLUMBIA

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



LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDELLA
BRIAN C. NICHOLAS
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAMER R. ACKERMAN
RACHEL G. PACKER
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◊ ALSO MEMBER OF NY AND ME BAR
Δ ALSO MEMBER OF NY BAR
‡ ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

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

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

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

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

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

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

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

OF COUNSEL:

SCOTT A. DIETTRICK, ESQ. *
KIMBERLY A. BONNER, ESQ. *
RALPH M. SALVIA, ESQ. *

* MEMBER OF PA BAR ONLY

XFP-149381-R1

August 27, 2012

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

**Re: Wells Fargo Bank, N.A.
vs. Charles E. Bartusik
Property Address: 515 Main Street
Benton, PA 17814
Docket No.: 2011-CV-1337
Sale Ref No.:**

Dear Sir/Madam:

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

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

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: *Shereza Deonarine*

Shereza Deonarine, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 515 Main Street, Benton, PA 17814.

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

KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP
360 Mulberry Street
Benton, PA 18603
AND
461 Winding Road
Orangeville, PA 17859

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

CHARLES E. BARTUSIK
360 Mulberry Street
Benton, PA 18603

KELLY S. GRUNDEN
461 Winding Road
Orangeville, PA 17859

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

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FNB BANK N.A.
PO Box 2026
Flint, MI 48501-2026
AND
354 Mill Street
Danville, PA 17821

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FNB BANK,
N.A.
PO Box 2026
Flint, MI 48501-2026
AND
354 Mill Street
Danville, PA 17821

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

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

BENTON MUNICIPAL WATER SEWER AUTHORITY
3rd Street
Benton, PA 17814
AND
C/O MICHAEL P. GREGOROWICZ, ESQUIRE
PO Box 516
Benton, PA 17814

BENTON AREA SCHOOL DISTRICT
600 Green Acres Road
Benton, PA 17814
AND
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

BENTON BORO
150 Colley St,
Benton, PA 17814
AND
c/o CAROLYN REMLEY
PO Box 270
Benton, PA 17814

6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

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

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

UNKNOWN TENANT OR TENANTS
515 Main Street
Benton, PA 17814

UNKNOWN SPOUSE
360 Mulberry Street
Benton, PA 18603

UNKNOWN SPOUSE
461 Winding Road
Orangeville, PA 17859

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

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 8/28/12

BY: 

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

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

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

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

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

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

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-149381-R1

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

E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
	:	
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A.
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN C.
DOUGLAS J. McDONOUGH
TIMOTHY L. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN +
RACHEL G. PACKER ‡
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
+ ALSO MEMBER OF NY, PA AND ME BAR
‡ ALSO MEMBER OF NY AND ME BAR
Δ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

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

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

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

REPLY TO NEW JERSEY ADDRESS

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

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

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. †
KIMBERLY A. BONNER, ESQ. †
RALPH M. SALVA, ESQ. †

† MEMBER OF PA BAR ONLY

XFP-149381-R1

July 30, 2012

Fax no.: 570-389-5625

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

Re: Wells Fargo Bank, N.A.
vs. Charles E. Bartusik
Premises: 515 Main Street
Benton, PA 17814
Docket No.: 2011-CV-1337
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for August 8, 2012 to October 3, 2012. Please announce this continuance at the August 8, 2012 Sheriff sale.

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

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

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

Law Offices of
KREISHER AND GREGOROWICZ
401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ
MARIANNE E. KREISHER, CELA*

JOHN H. FLICK
MARISSA B. MARSHALL

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

FAX (570) 387-1477

July 25, 2012

TIMOTHY T. CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815

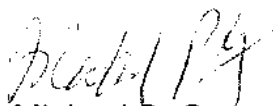
RE: Sheriff Sale August 8, 2012
Charles Bartusik & Kelly S. Grunden
515 Main Street, Benton, PA 17814

Dear Tim:

Please be advised that as of July 24, 2012, the Benton Municipal Water and Sewer Authority is owed the amount of \$691.02 and there is a lien on the property.

Very truly yours,

KREISHER & GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG:epg
815ttc

**BENTON MUNICIPAL WATER
AND SEWER AUTHORITY
P.O. BOX 516
BENTON, PA 17814**

(570) 925-6101

TO: Columbia County Sheriff

FAX #: 570-389-5625

FROM: Kay Yankovich
Benton Municipal Water & Sewer Authority

DATE: July 24, 2012

Re: Court of Common Pleas
Columbia County
Mortgage Foreclosure
No. 2011CV1337

Owners: Charles Bartusik
Kelly Grunden

Property: 515 Main Street, Benton, PA 17814
Residential Dwelling

**Amount due Benton Municipal Water & Sewer Authority through August 8,
2012 = \$721.42**

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SHERIFF'S RETURN OF SERVICE

07/05/2012 09:10 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 515 MAIN STREET, BENTON, PA 17814


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

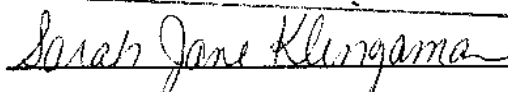
July 05, 2012

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

Notary Public State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A.
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	06/21/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	515 MAIN STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	7/5/12	Time:	0910
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV1337

515 MAIN STREET, BENTON, PA 17814

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SHERIFF'S RETURN OF SERVICE

05/25/2012 03:15 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 THE DEFENDANT, TO WIT: CHARLES BARTUSIK AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 25, 2012

NOTARY

Affirmed and subscribed to before me this

25TH 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: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINSIDE, NJ

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK N.A.
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

SHERIFF'S RETURN OF SERVICE

06/13/2012 08:15 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 THE DEFENDANT, TO WIT: KELLY GRUNDEN AT 370 MAIN STREET, BENTON, PA 17814.


JEFFREY PRICE, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

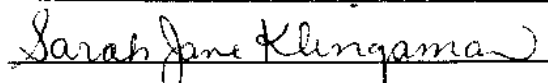
June 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH day of JUNE, 2012

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK N.A
vs.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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

370 MAIN ST. - BENTON

RIGHT AFTER
CHURCH - 2ND HOUSE
SAME SIDE -

Serve To:

Name: KELLY GRUNDEN

Primary Address: 461 WINDING ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address: 360 MULBERRY STREET
BERWICK, PA 18603

Phone:

USE THIS ADDRESS

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Kelly Grunden

Relation: Def

Date: 6/13/12

Time: 2015

Deputy: 6

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	23 May 12	05/24/12	5/30/12	1 Jun 12	6/4/12	6/6/12	6/13/12
Time:	1330	1345	1425	1015	1100	1410	1450
Mileage:							
Deputy:	6	DANUGLO	6	6	6	6	6

Service Attempt Notes:

1. L/C possible w/ R. G. J.

2. N/A L/C

3. N/A L/C

4. card still in door - L/C

5. N/A

6. N/A L/C

GRUNDEN, KELLY

2011CV1337

461 WINDING ROAD, ORANGEVILLE, PA 17859

EXP: 06/21/2012

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: 12310

GRUNDEN KELLY S
CHARLES E BARTUSIK
P O BOX 653
BENTON PA 17814

District: BENTON BORO
Deed: 20050 -9355
Location: 515 MAIN ST
Parcel Id:02 -01 -166-00,000

Assessment: 31,215

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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

347 Hoxley Ave

Serve To:

Name: Carolyn S. Remley
Primary Address: PO Box 270
Benton, PA 17814
Phone: 570-925-2432 DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: *Carolyn Remley*
Relation: *tax collector*
Date: *5/30/12* Time: *1:50*
Deputy: *6* Mileage:

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

REMLEY, CAROLYN S.

2011CV1337

PO BOX 270, BENTON, PA 17814

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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:	BENTON MUNICIPAL WATER & SEWER
Primary Address:	3RD STREET BENTON, PA 17814
Phone:	DOB:
Alternate Address:	150 COLLEY STREET BENTON, PA 17814
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	John Swen		
Relation:	Mayor		
Date:	5/30/12	Time:	1515
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	23 May 12					
Time:	1420					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. No one home
- 2.
- 3.
- 4.
- 5.
- 6.

BENTON MUNICIPAL

2011CV1337

3RD STREET, BENTON, PA 17814

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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 <div style="text-align: center; font-size: 1.2em;">- 317-5356 -</div>		
Warrant:			

Serve To:

Name:	CHARLES BARTUSIK
Primary Address:	360 MULBERRY STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	CCSO
Phone:	

Final Service:

Served:	(Personally) · Adult In Charge · Posted · Other
Adult In Charge:	Charles Bartusik
Relation:	Def
Date:	25 May 12
Time:	1515
Deputy:	6
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	05.24.12					
Time:	1345					
Mileage:						
Deputy:	DANCELO					

Service Attempt Notes:

1. N/A L/C
- 2.
- 3.
- 4.
- 5.
- 6.

BARTUSIK, CHARLES

2011CV1337

360 MULBERRY STREET, BERWICK, PA 18603

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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:	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:	DOT FRANK		
Relation:	Receipt		
Date:	5/24/12	Time:	0815
Deputy:	Co	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1337

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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:	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 · <u>Other</u>
Adult In Charge:	SHERRY EVANS
Relation:	TAX OFFICE CLERK
Date:	05/24/12
Time:	0815
Deputy:	SCY
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1337

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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:	BENTON MUNICIPAL WATER SEWER
Primary Address:	C/O MICHAEL GREGOROWICZ, ESQ. 401 MARKET STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Jill Radchewicz		
Relation:	Legal Sec		
Date:	23 May	Time:	16:10
Deputy:	6	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BENTON MUNICIPAL

2011CV1337

C/O MICHAEL GREGOROWICZ, ESQ., 401 MARKET

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.
CHARLES BARTUSIK (et al.)

Case Number
2011CV1337

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: OCCUPANT

Primary Address: 515 MAIN STREET
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date: 23 May 12

Time: 1705

Deputy: 6

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2011CV1337

515 MAIN STREET, BENTON, PA 17814

EXP: 06/21/2012

Document Receipt

Trans # 24583 Carrier / service: POST 2PM 5/22/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000014324

Doc Ref #: 75ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 24582 Carrier / service: POST 2PM 5/22/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000014317

DEPARTMENT 281230

Doc Ref #: 75ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 24581 Carrier / service: POST 2PM 5/22/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000014300

Doc Ref #: 75ED2012

Document Receipt

Trans # 24580 Carrier / service: POST 2PM 5/22/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000014294

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 75ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 24579 Carrier / service: POST 2PM 5/22/2012

Ship to: 24579

PA DEPT OF REVENUE

INHERITANCE TAX DIVISION

DEPT 280601

Tracking #: 9171924291001000014287

Doc Ref #: 75ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 24578 Carrier / service: POST 2PM 5/22/2012

Ship to: 24578

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000014270

Doc Ref #: 75ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 24577 Carrier / service: POST 2PM 5/22/2012

Ship to: 24577

MERS AS NOMINEE FOR FNB BANK NA

354 MILL STREET

Tracking #: 9171924291001000014263

Doc Ref #: 75ED2012

DANVILLE PA 17821

Document Receipt

Trans # 24576 Carrier / service: POST 2PM 5/22/2012

Ship to: 24576

MERS AS NOMINEE FOR FNB BANK NA

PO BOX 2026

Tracking #: 9171924291001000014256

Doc Ref #: 75ED2012

FLINT MI 48501

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1337

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 THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;
PARCEL NO. 1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 1/2) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49 1/2) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE, GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.
PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

PROPERTY ADDRESS: 515 MAIN STREET, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 02-01-166

Seized and taken into execution to be sold as the property of CHARLES BARTUSIK, KELLY GRUNDEN in suit of WELLS FARGO BANK N.A.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 75-12

DATE RECEIVED 5-21-12
DOCKET AND INDEX 5-22-12

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>1500.00</u>	<u>✓</u>	CK# <u>33190</u>

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

SALE DATE	<u>Aug, 8, 12</u>	TIME <u>2:00</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>	

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

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Charles E. Bartusik ; Kelly S. Grunden;

Defendant(s).

: CIVIL DIVISION

:

: NO.: 2011-CV-1337

:

: Execution No.: 2012-ETS-75

:

:

:

:

:

:

To the Sheriff of Columbia County:

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

See Exhibit "A" attached.

Amount Due \$86,198.04

Interest from 2/10/2012 to date of sale \$12,124.78

Total \$98,933.82
plus costs to be added

Prothonotary:

By: Tami B Kline /KTB/
Clerk

Date: 5-21-12

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praeipce for Writ of Execution was filed the following information concerning the real property located at 515 Main Street, Benton, PA 17814.

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

KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH
THE RIGHT OF SURVIVORSHIP
360 Mulberry Street
Benton, PA 18603
AND
461 Winding Road
Orangeville, PA 17859

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

CHARLES E. BARTUSIK
360 Mulberry Street
Benton, PA 18603

KELLY S. GRUNDEN
461 Winding Road
Orangeville, PA 17859

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

WELLS FARGO BANK, N.A.
Plaintiff

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

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FNB BANK N.A.
PO Box 2026
Flint, MI 48501-2026
AND
354 Mill Street
Danville, PA 17821

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

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

BENTON MUNICIPAL WATER SEWER AUTHORITY
3rd Street
Benton, PA 17814
AND
C/O MICHAEL P. GREGOROWICZ, ESQUIRE
PO Box 516
Benton, PA 17814

6. Name and Address of every other person who has any record interest in the property and whose interest may be affected by the sale:

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

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

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

UNKNOWN TENANT OR TENANTS

515 Main Street
Benton, PA 17814

UNKNOWN SPOUSE

360 Mulberry Street
Benton, PA 18603

UNKNOWN SPOUSE

461 Winding Road
Orangeville, PA 17859

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: *May 2, 2012*

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-149381-R1
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	
	:	
	:	

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

Charles E. Bartusik
360 Mulberry Street
Benton, PA 18603
AND
515 Main Street
Benton, PA, 17814
AND
461 Winding Road
Orangeville, PA 17859

TAKE NOTICE:

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

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

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

The LOCATION of your property to be sold is:

515 Main Street, Benton, PA, 17814

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

No. **2011-CV-1337**

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

Charles E. Bartusik ; Kelly S. Grunden

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

May 2 2012

BY:

U. A. Ackerman

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-149381-R1
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
	:	
vs.	:	Execution No.:
	:	
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	

LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, SITUATE IN THE BOROUGH OF BENTON, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT;

PARCEL NO.1: BEGINNING AT A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET IN THE BOROUGH OF BENTON AND IN LINE OF LANDS NOW OR LATE OF THE GRANTEES HEREIN AND RUNNING THENCE ALONG THE LINE OF LAND NOW OR LATE OF SAID GRANTEES, SOUTH 56 DEGREES 30 MINUTES EAST, 217 FEET, MORE OR LESS, TO THE LINE OF A PUBLIC ALLEY; THENCE ALONG THE LINE OF SAID ALLEY, NORTH 35 DEGREES 15 MINUTES EAST, 4 FEET TO A CORNER IN LINE OF OTHER LANDS NOW OR LATE OF THE ROBERT K. BREWINGTON ESTATE; THENCE ALONG THE LINE OF LANDS NOW OR LATE OF THE SAID ROBERT K. BREWINGTON ESTATE, NORTH 56 DEGREES 30 MINUTES WEST, 217 FEET, MORE OR LESS, TO A CORNER IN THE SOUTHEASTERLY LINE OF MAIN OR SECOND STREET AFORESAID; THENCE ALONG SAID LINE OF MAIN OR SECOND STREET, SOUTH 35 DEGREES 15 MINUTES WEST, 4 FEET TO A CORNER IN LINE OF LANDS NOW OR LATE OF THE GRANTEES, THE PLACE OF BEGINNING.

PARCEL NO. 2: BEGINNING AT A POST ON THE EAST SIDE OF SECOND STREET; THENCE ALONG LOT NOW OR LATE OF ROBERT BREWINGTON, SOUTH 56 DEGREES 30 MINUTES EAST, TWO HUNDRED SEVENTEEN (217) FEET TO A CORNER ON AN ALLEY; THENCE BY SAID ALLEY, SOUTH 30 DEGREES 15 MINUTES WEST, FORTY-NINE AND ONE-HALF (49 ½) FEET TO A POST; THENCE BY LOT NOW OR LATE OF ERNEST BEISHLINE, NORTH 56 DEGREES 30 MINUTES WEST, TWO HUNDRED AND SEVENTEEN (217) FEET TO SECOND STREET; THENCE ALONG SECOND STREET, NORTH 30 DEGREES 15 MINUTES EAST, FORTY-NINE AND ONE-HALF (49½) FEET TO THE PLACE OF BEGINNING. CONTAINING A LITTLE LESS THAN ONE-FOURTH (1/4) ACRE OF LAND ON WHICH IS ERECTED A FRAME DWELLING HOUSE AND GARAGE.

PARCEL No. 02-01-166-000,000

BEING THE SAME PREMISES WHICH BROOKE M. POSEY NOW BY MARRIAGE BROOKE M. NOSS AND JARROD P. NOSS, HER HUSBAND, BY DEED DATED AUGUST 30, 2005 AND RECORDED SEPTEMBER 1, 2005 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 200509355, PAGE , GRANTED AND CONVEYED UNTO KELLY S. GRUNDEN AND CHARLES E. BARTUSIK AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

PROPERTY KNOWN AS 515 MAIN STREET, BENTON, PA, 17814

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

CHARLES E. BARTUSIK ; KELLY S. GRUNDEN;

Defendants.

CIVIL DIVISION

NO.: 2011-CV-1337

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY :

SS:

COUNTY OF UNION :

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 515 Main Street, Benton, PA 17814 is Kelly S. Grunden and Charles E. Bartusik as joint tenants with the right of survivorship, with a last known address of 360 Mulberry Street, Benton, PA 18603 AND 461 Winding Road, Orangeville, PA 17859, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: 5/2/12

By: 

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Atty File No.: XFP-149381-R1
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 2 DAY OF MAY, 2012.

NOTARY PUBLIC

EDWARD J. SCHWAHL II
Commission # 2383239
Notary Public, State of New Jersey
My Commission Expires
March 09, 2014

Zucker, Goldberg & Ackerman, LLC
XFP-149381-R1

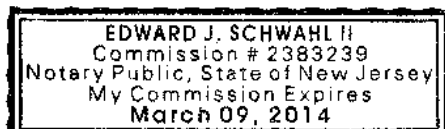
Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2011-CV-1337
vs.	:	
	:	Execution No.:
Charles E. Bartusik ; Kelly S. Grunden;	:	
	:	
Defendant(s).	:	
	:	
	:	
	:	

[illegible]

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: May 2, 2012 BY: Chandler
 Scott A. DiTterick, Esquire; PA I.D. #55650
 Kimberly A. Bonner, Esquire; PA I.D. #89705
 Joel A. Ackerman, Esquire; PA I.D. #202729
 Ashleigh L. Marin, Esquire; PA I.D. #306799
 Ralph M. Salvia, Esquire; PA I.D. #202946
 Jaime R. Ackerman, Esquire; PA I.D. #311032
 200 Sheffield Street, Suite 101
 Mountainside, NJ 07092
 File No.: XFP-149381-R1
 (908) 233-8500; (908) 233-1390 FAX
 E-mail: Office@zuckergoldberg.com

~~Notary Public~~



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A., : CIVIL DIVISION
 :
Plaintiff, : NO.: 2011-CV-1337
vs. :
 : Execution No.:
Charles E. Bartusik ; Kelly S. Grunden; :
 :
Defendant(s). :
 :
 :
 :
 :

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated: May 2, 2012 By: AKM
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032
Atty File No.: XFP-149381-R1
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-1337
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 515 Main Street, Benton, PA 17814

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

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Zucker, Goldberg & Ackerman, LLC

Dated: April 26, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

For office use only:

C_149381-R1_SREI_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-1337

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;

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

SERVE AT: 360 Mulberry Street, Benton, PA 18603

Sir: ☒ **Please serve Defendant, Charles E. Bartusik , OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Zucker, Goldberg & Ackerman, LLC

Dated: April 26, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

For office use only:

C_149381-R1_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-1337

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;

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

SERVE AT: 515 Main Street, Benton, PA 17814

Sir: ☒ **Please serve Defendant, Charles E. Bartusik , OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Zucker, Goldberg & Ackerman, LLC

Dated: April 26, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2011-CV-1337

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;

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

SERVE AT: 461 Winding Road, Orangeville, PA 17859

Sir: ☒ **Please serve Defendant, Charles E. Bartusik , OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Zucker, Goldberg & Ackerman, LLC

Dated: April 26, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-1337

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;

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

SERVE AT: 461 Winding Road, Orangeville, PA 17859

Sir: ☒ **Please serve Defendant, Kelly S. Grunden, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Zucker, Goldberg & Ackerman, LLC

Dated: April 26, 2012

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

For Office Use only:

C_149381-R1_SRE2_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-1337

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;

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

SERVE AT: 515 Main Street, Benton, PA 17814

Sir: ☒ **Please serve Defendant, Kelly S. Grunden, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Dated: April 26, 2012

Zucker, Goldberg & Ackerman, LLC

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO.: 2011-CV-1337
PLAINTIFF: Wells Fargo Bank, N.A.
DEFENDANT(S): Charles E. Bartusik ; Kelly S. Grunden;
TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**
SERVE AT: 360 Mulberry Street Berwick, PA 18603

Sir: ☒ **Please serve Defendant, Kelly S. Grunden, OR an adult individual with whom the defendant resides with a true and correct copy of the Notice of Sale. If unable to complete service, please attempt service at least once after 6:00pm**

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

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

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

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

Dated: April 26, 2012

Zucker, Goldberg & Ackerman, LLC

By: Joel A. Ackerman
Joel A. Ackerman, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-149381-R1

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

33190

033190

JPMORGAN CHASE BANK
MONTCLAIR, NJ 07042
65-233212

ZUCKER, GOLDBERG & ACKERMAN, LLC

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

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

***AMOUNT \$00.00

04/28/2012

US Dollars

One Thousand Five Hundred and 00/100

COLUMBIA COUNTY SHERIFF

PAY
TO THE
ORDER
OF

P.O. BOX 380
BLOOMSBURG, PA 17815
United States

THE AMOUNT IS MORE THAN \$10,000.00

149381-R1; 149381-R1_Sheriff S

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

149381-R1; 149381-R1_Sheriff S

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

033190

10212023370

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

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