

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS Daniel Wolford

NO. 8-12 ED NO. 1417-11 JD

DATE/TIME OF SALE: July 11 0900

BID PRICE (INCLUDES COST) \$ 10279.13

POUNDAGE - 2% OF BID \$ 205.58

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10484.71

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Suck

TOTAL DUE: \$ 10484.71

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 9134.71

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
DAVID E WELLIVER

Attorney for the Plaintiff:

LINTON, DISTASIO & EDWARDS P.C.
1720 MINERAL SPRINGS ROAD
READING, PA 19603

Sheriff's Sale Date: Wednesday, April 11, 2012

Writ of Execution No. : 2011CV1417

Advance Sheriff Costs: 1,350.00

Location of the real estate: 206 WEST 8TH STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	6.00
Crying Sale	10.00
Service	135.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	100.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,364.82
Web Posting	100.00
Notary Fee	10.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	4.50
Solicitor Services	75.00
Sheriff Automation Fund	50.00

Total Sheriff Costs **2,051.82**

Municipal Costs

Delinquent Taxes	8,142.31
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Total Municipal Costs **8,142.31**

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs **55.00**

Grand Total: **10,249.13**

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)

© Columbia County Sheriff, Columbia, Pa.

LAW OFFICES
LINTON, DISTASIO & EDWARDS, P.C.

1720 MINERAL SPRING ROAD
P.O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

July 16, 2012

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

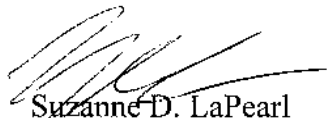
**Re: Wells Fargo Bank, N.A. v. David Welliver
No. 2011-CV-1417**

Dear Sir or Madam:

Enclosed please find a check for the remaining owed from the July 11, 2012 sale, along with an executed Statement of Value.

If you need anything additional, please call me.

Sincerely,


Suzanne D. LaPearl
Paralegal

/sdl
Enclosures

LINTON, DISTASIO & EDWARDS, P.C.

ESCROW ACCOUNT
1720 MINERAL SPRING RD.
P.O. BOX 461
READING, PA 19603



WACHOVIA

Wachovia Bank, a division of Wells Fargo Bank, N.A.
3-50-310

3850

Nine Thousand One Hundred Thirty Four & 71/100 Dollars

DATE

07/16/12

AMOUNT

9,134.71

PAY
TO THE
ORDER

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815

AUTHORIZED SIGNATURE

⑈00003850⑈ ⑆031000503⑆200001230⑉995⑈



Security features. Details on back.

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank VS David Williams

NO. 8-12 ED NO. 1417-11 JD

DATE/TIME OF SALE: July 11 0900

BID PRICE (INCLUDES COST) \$ 10279.13

POUNDAGE - 2% OF BID \$ 205.58

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10484.71

PURCHASER(S): Wells Fargo Bank, N.A.

ADDRESS: PO Box 2248 Jacksonville FL 32203

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 10484.71

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 9134.71

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK N.A.

vs.

Defendant
DAVID E WELLIVER

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
1720 MINERAL SPRINGS ROAD
READING, PA 19603

Sheriff's Sale Date: Wednesday, July 11, 2012

Writ of Execution No. : 2011CV1417

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 206 WEST 8TH STREET, BLOOMSBURG, PA 17815

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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$135.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Surcharge	\$100.00
Continued or Cancelled Sale	Postponed to: 5/9/2012 \$10.00
Continued or Cancelled Sale	Postponed to: 6/6/2012 \$10.00
Continued or Cancelled Sale	Postponed to: 7/11/2012 \$10.00

Total Sheriff Costs \$2,081.82

Municipal Costs

Delinquent Taxes \$8,142.31

Total Municipal Costs \$8,142.31

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs \$55.00

Grand Total: \$10,279.13

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)

Sarah Hower

From: John Flick <JohnF@columbiacountylaw.com>
Sent: Wednesday, July 11, 2012 10:22 AM
To: Sarah Hower
Subject: FW: Columbia County Sheriff Sale 7/11 - Welliver

Importance: High

John H. Flick
Market Street Abstract
401 S. Market Street
Bloomsburg PA 17815
570-784-7488
570-387-1477 fax

From: Suzanne LaPearl [<mailto:suzanne@ldaklaw.com>]
Sent: Friday, July 06, 2012 11:55 AM
To: John Flick
Subject: Columbia County Sheriff Sale 7/11 - Welliver
Importance: High

Hi John:

Re:

206 WEST 8TH STREET 05W-02-073-01 DAVID E WELLIVER LINTON, DISTASIO & EDWARDS P.C. 2011CV1417
BLOOMSBURG, PA 17815 BLOOMSBURG

Thank you for agreeing to handle our sale on Anthony Distasio's behalf. We are first lien on this property. Please announce our upset bid amount of **\$31,273.00**. If there is no bidding above our upset amount and the property sells back to us for costs, please let me know the costs and let the sheriff's office know that title will be vested to Wells Fargo Bank, N.A. If there is bidding above our upset amount and the property sells to a third party, please let me the know the amount the property sold for, the buyer's name, their address, and telephone#.

Please send us an invoice for your attendance. If you have any questions, please call me or email me.

Please confirm you have received this email and will bid on our behalf.

Thanks,

Suzanne LaPearl, Paralegal
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
Phone: 610-374-7320
Fax: 610-374-2542
Email: suzanne@ldaklaw.com

THIS E-MAIL MESSAGE AND ANY ATTACHMENTS ARE INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message or by sending an e-mail to suzanne@ldaklaw.com and destroy all copies of this message and any attachments. Thank you.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
WELLS FARGO BANK N.A.	vs.	DAVID E WELLIVER

Attorney for the Plaintiff:
LINTON, DISTASIO & EDWARDS P.C.
1720 MINERAL SPRINGS ROAD
READING, PA 19603

Sheriff's Sale Date: Wednesday, July 11, 2012
Writ of Execution No. : 2011CV1417
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 206 WEST 8TH STREET, BLOOMSBURG, PA 17815

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		\$24.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,364.82
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		\$135.00
Service Mileage		\$6.00
Distribution Form		\$25.00
Copies		\$4.50
Notary Fee		\$10.00
Surcharge		\$100.00
Continued or Cancelled Sale	Postponed to: 5/9/2012	\$10.00
Continued or Cancelled Sale	Postponed to: 6/6/2012	\$10.00
Continued or Cancelled Sale	Postponed to: 7/11/2012	\$10.00

Total Sheriff Costs **\$2,081.82**

Municipal Costs

Delinquent Taxes	\$8,142.31
------------------	------------

Total Municipal Costs **\$8,142.31**

Distribution Costs

Recording Fees	\$55.00
----------------	---------

Total Distribution Costs **\$55.00**

Grand Total: **\$10,279.13**

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)

Columbia County Sheriff's Office, Pennsylvania

SHERIFF'S SALE COST SHEET

NO. 8-18 ED NO. 1977-1 VS. Weller JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL)	\$15.00
MAILING COSTS	\$ <u>24.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>552.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1364.82</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1589.82</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ _____
SCHOOL DIST.	20	\$ _____
DELINQUENT	20	\$ <u>8142.31</u>
TOTAL ***** \$ <u>8142.31</u>		

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC.	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 10849.13

FAX COVER SHEET

LINTON, DISTASIO & EDWARDS, P.C.
1720 Mineral Spring Road
P. O. Box 461
Reading, PA 19601-0461
Phone (610) 374-7320
Fax (610) 374-2542

PLEASE DELIVER IMMEDIATELY

DATE: 5/30/12
TO: Real Estate Division
FROM: Suzanne
FAX NUMBER: 570 389 5625
NO. OF PAGES: 3 pgs. total
CLIENT/MATTER: Wells v. Welliver 2011-CU-1417

COMMENTS:

Please postpone sale to 7/11/12 per Court order
let me know that you have done the same. Thanks!

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS
ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM
DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED
RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE
INTENDED RECIPIENT, BE ADVISED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS
COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR,
PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE
ABOVE ADDRESS VIA U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE ANY PROBLEMS RECEIVING THIS MESSAGE OR DO NOT RECEIVE
ALL OF THE PAGES INDICATED ABOVE, PLEASE CALL SUZANNE AT THE ABOVE
NUMBER.

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HIOCHI INSURANCE BLDG
FLEETWOOD/HILANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

*LLM TAXATION

May 30, 2012

VIA FACSIMILE 570-389-5625
Columbia County Sheriff Office
Attn. Real Estate Division

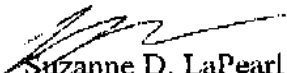
Re: Wells Fargo Bank, N.A. v. David Welliver - No. 2011-CV-1417

Dear Sir or Madam:

Please postpone sheriff sale from June 6, 2012 until July 11, 2012 per Court Order.

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

Sincerely,


Suzanne D. LaPearl
Paralegal

SDL
Enclosures

LINTON, DISTASIO & EDWARDS, P.C.
 By: Anthony R. Distasio, Esquire
 Attorney I.D. No. 46890
 1720 Mineral Spring Road, P.O. Box 461
 Reading, PA 19603-0461
 (610) 374-7320

FILED
 PROTHONOTARY

MAY 30 A 8 25

CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

WELLS FARGO BANK, N.A.
 P.O. Box 2248
 Jacksonville, FL 32203-2248
 Plaintiff

v.

DAVID E. WELLIVER
 Mortgagor & Real Owner
 206 West 8th Street
 Bloomsburg, PA 17815
 Defendant

IN THE COURT OF COMMON PLEAS OF
 COLUMBIA COUNTY, PENNSYLVANIA
 CIVIL ACTION - LAW
 :
 : TERM
 :
 : NO. 2011-CV-1417
 :
 :
 :
 : ACTION OF MORTGAGE FORECLOSURE

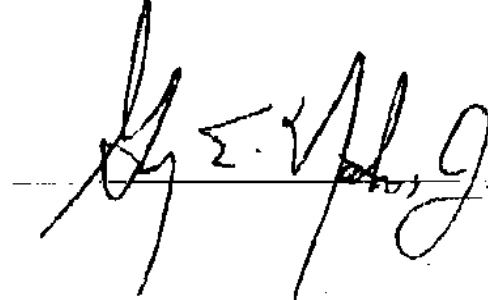
ORDER

AND NOW, this 29th day of May, 2012, upon consideration of the Motion of Plaintiff, Wells Fargo Bank, N.A., to Postpone Sheriff's Sale of Real Property pursuant to Pa. R.C.P. 3129.3, it is hereby;

ORDERED AND DECREED, that the Sheriff's Sale of Real Property of the Defendant as described in the attached property description, originally scheduled for April 11, 2012 and subsequently continued to May 9, 2012 and June 6, 2012, is hereby postponed until July 11, 2012; and it is further

ORDERED, that the Sheriff of Columbia County shall announce the postponement of this sale at the time and place next fixed for Sheriff's Sale, without additional advertising or notice.

BY THE COURT:



LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor & Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
:
: ACTION OF MORTGAGE FORECLOSURE

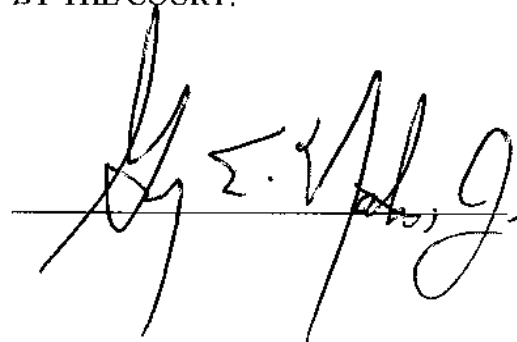
ORDER

AND NOW, this 29th day of May, 2012, upon consideration of the Motion of Plaintiff, Wells Fargo Bank, N.A., to Postpone Sheriff's Sale of Real Property pursuant to Pa. R.C.P. 3129.3, it is hereby;

ORDERED AND DECREED, that the Sheriff's Sale of Real Property of the Defendant as described in the attached property description, originally scheduled for April 11, 2012 and subsequently continued to May 9, 2012 and June 6, 2012, is hereby postponed until July 11, 2012; and it is further

ORDERED, that the Sheriff of Columbia County shall announce the postponement of this sale at the time and place next fixed for Sheriff's Sale, without additional advertising or notice.

BY THE COURT:



LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

FILED
PROTESTATORY

2012 JUL 24 12:00 PM

CLERK OF COURTS OFFICE

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor & Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
:
: ACTION OF MORTGAGE FORECLOSURE

**MOTION OF PLAINTIFF, WELLS FARGO BANK, N.A. TO POSTPONE
SHERIFF SALE OF REAL PROPERTY PURSUANT TO PA. R.C.P. 3129.3**

NOW COMES, the Plaintiff, Wells Fargo Bank, N.A., by and through its counsel, Linton, Distasio & Edwards, P.C. and Anthony R. Distasio, Esquire, and moves this Honorable Court to postpone a Sheriff's Sale of real property belonging to the Defendant in the above-captioned action, and in support thereof avers the following:

1. A Complaint was filed by Plaintiff against Defendant on September 20, 2011.
2. Subsequent thereto, Judgment was entered and notices of Sheriff's Sale prepared in accordance with Pennsylvania Rule of Civil Procedure 3129.
3. A Sheriff's Sale of said property was originally scheduled for April 11, 2012.
4. Plaintiff postponed the April 11, 2012 sale to May 9, 2012. The Sheriff announced the postponement to the May 9, 2012 sale at the April 11, 2012 sale. Plaintiff postponed the May 9, 2012 sale to June 6, 2012. The Sheriff announced the postponement to the June 6, 2012 sale at the May 9, 2012 sale.
5. Plaintiff is requesting an additional postponement to the July 11, 2012 sheriff sale while Plaintiff makes a final attempt at modification.

6. Plaintiff believes that any action other than to postpone the sale would work a hardship and prejudice upon all parties as well as this Court.

7. A hearing or argument is not requested.

8. Discovery is not necessary.

WHEREFORE, Plaintiff respectfully requests your Honorable Court to enter an Order of Court postponing the Sheriff's Sale, without further advertising.

Respectfully Submitted,
LINTON, DISTASIO & EDWARDS, P.C.

A handwritten signature in black ink, appearing to be 'A. Distasio', written over a horizontal line.

By: Anthony R. Distasio, Esquire
Attorneys for Plaintiff

ALL THAT CERTAIN lot of land situate in Sloan's Addition to the Town of Bloomsburg, County of Columbia and State of Pennsylvania as plotted in map made November 11, 1896, and recorded in the Recorder's Office at Bloomsburg, Pennsylvania in Deed Book No. 64, Page 35, to-wit:

LOT No. 43, bounded on the North by Eighth Street; on the East by Jefferson Street; on the South by Middle Alley; and on the West by Lot No. 42, having a uniform width of 48 feet and extending in depth one hundred fifty (150') feet from Eighth Street to Middle Alley.

PARCEL NO. 05W-02-073-01

BEING the same premises which David E. Welliver and Angela K. Welliver conveyed to David E. Welliver by Deed dated 08-04-00 and recorded 08-21-00 as Instrument No. 200007923, Columbia County records.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.


DAVID E. WELLIVER
Mortgagor & Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

I, Suzanne D. LaPearl, of Linton, Distasio & Edwards, P.C., hereby certify that I caused a true and correct copy of the within **Proposed Order and Motion of Plaintiff, Wells Fargo Bank, N.A., to Postpone Sheriff's Sale of Real Property pursuant to Pa. R.C.P. 3129.3** to be served via first class mail, postage prepaid on May 23, 2012 upon the following parties at the addresses listed below:

David E. Welliver
206 West 8th Street
Bloomsburg, PA 17815



Suzanne D. LaPearl

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

PHONE (610) 374-7320
FAX (610) 374-2542

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

*LLM TAXATION

April 9, 2012

VIA FACSIMILE 570-389-5625
Columbia County Sheriff Office
Attn. Real Estate Division


Re: Wells Fargo Bank, N.A. v. David Welliver - No. 2011-CV-1417

Dear Sir or Madam:

Please postpone sheriff sale from May 9, 2012 until June 6, 2012.

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

Sincerely,



Suzanne D. LaPearl

Paralegal

SDI.

Enclosures

FAX COVER SHEET

LINTON, DISTASIO & EDWARDS, P.C.
1720 Mineral Spring Road
P. O. Box 461
Reading, PA 19601-0461
Phone (610) 374-7320
Fax (610) 374-2542

PLEASE DELIVER IMMEDIATELY

DATE: 5/1/12
TO: Real Estate Division
FROM: Suzanne
FAX NUMBER: 570-389-5625
NO. OF PAGES: 2
CLIENT/MATTER: Wells v. Welliver 2011-CV-1417

COMMENTS:

please postpone sale from 5/9 to 6/6. Please call me when this has been completed.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, BE ADVISED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA U.S. POSTAL SERVICE. THANK YOU.

Thanks!
by

IF YOU HAVE ANY PROBLEMS RECEIVING THIS MESSAGE OR DO NOT RECEIVE ALL OF THE PAGES INDICATED ABOVE, PLEASE CALL SUZANNE AT THE ABOVE NUMBER.

LAW OFFICES

LINTON, DISTASIO & EDWARDS P.C.

1720 MINERAL SPRING ROAD
P. O. BOX 461
READING, PA 19603-0461

JACK A. LINTON*
ANTHONY R. DISTASIO
PHILIP J. EDWARDS*

PHONE (610) 374-7320
FAX (610) 374-2542

FLEETWOOD OFFICE
RD 2, BOX 2022-3
HOCH INSURANCE BLDG
FLEETWOOD/BLANDON RD
FLEETWOOD, PA 19522
(610) 944-5991

*LLM TAXATION

April 9, 2012

VIA FACSIMILE 570-389-5625
Columbia County Sheriff Office
Attn. Real Estate Division

Re: Wells Fargo Bank, N.A. v. David Welliver - No. 2011-CV-1417

Dear Sir or Madam:

Please postpone sheriff sale until May 9, 2012, as our client is awaiting approval.

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

Sincerely,


Suzanne D. LaPearl

Paralegal

SDL

Enclosures

FAX COVER SHEET

LINTON, DISTASIO & EDWARDS, P.C.
1720 Mineral Spring Road
P. O. Box 461
Reading, PA 19601-0461
Phone (610) 374-7320
Fax (610) 374-2542

PLEASE DELIVER IMMEDIATELY

DATE: 4/9/12

TO: Real Estate Division - Sheriff Office

FROM: Suzanne

FAX NUMBER: 570-389-5625

NO. OF PAGES: 2

CLIENT/MATTER: Wells v. Welliver - 2011-CV-1417

COMMENTS:

Please call to confirm you have postponed the sale.
Thanks!

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION WHICH IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, BE ADVISED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA U.S. POSTAL SERVICE. THANK YOU.

IF YOU HAVE ANY PROBLEMS RECEIVING THIS MESSAGE OR DO NOT RECEIVE ALL OF THE PAGES INDICATED ABOVE, PLEASE CALL SUZANNE AT THE ABOVE NUMBER.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SHERIFF'S RETURN OF SERVICE

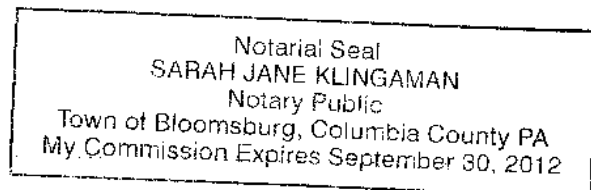
01/31/2012 03:45 PM - DEPUTY JEFFREY PRICE, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE KATHERINE BERNOTAS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DAVID E. WELLIVER AT 206 WEST 8TH STREET, BLOOMSBURG, PA 17815.


JEFFREY PRICE, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 01, 2012



NOTARY

Affirmed and subscribed to before me this

1ST day of FEBRUARY, 2012

Plaintiff Attorney: LINTON, DISTASIO & EDWARDS P.C., 1720 MINERAL SPRINGS ROAD, READING, PA 19603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy

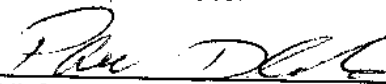


WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SHERIFF'S RETURN OF SERVICE

03/05/2012 02:40 PM - DEPUTY PAUL D'ANGELO, 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 206 WEST 8TH STREET, BLOOMSBURG, PA 17815.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

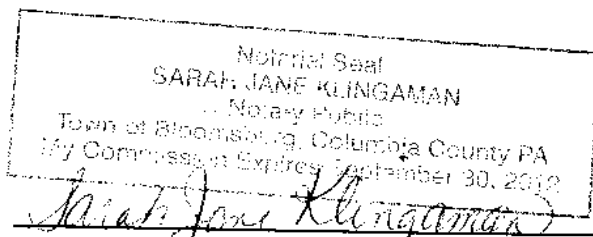

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 06, 2012

Affirmed and subscribed to before me this

NOTARY

6TH day of MARCH, 2012



Plaintiff Attorney: LINTON, DISTASIO & EDWARDS P.C., 1720 MINERAL SPRINGS ROAD, READING, PA 19603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	02/20/2012	Warrant:
Notes:	SHERIFF'S SALE BILL			

Serve To:

Name:	(POSTING)
Primary Address:	206 WEST 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	03 05 12	Time:	1440
Deputy:	DANCLO	Mileage:	

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:	
-------	---------------------------------	--------	--

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2011CV1417

206 WEST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 02/20/2012

LAW OFFICES
LINTON, DISTASIO & EDWARDS, P.C.

1720 MINERAL SPRING ROAD
P.O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

February 29, 2012


Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

**Re: Wells Fargo Bank, N.A. v. David Welliver
No. 2011-CV-1417**

Dear Sir or Madam:

Enclosed please find a copy of the Affidavit to Service of Notice of Sale as sent to the Prothonotary for filing.

Sincerely,


Suzanne D. LaPearl
Paralegal

/sdl
Enclosures

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney L.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

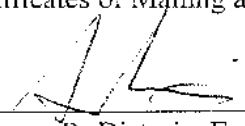
DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
:
: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT TO SERVICE OF NOTICE OF SALE
PURSUANT TO RULE 3129.2

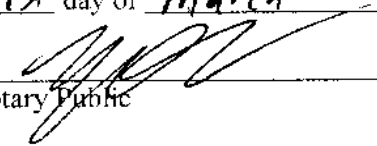
COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF BERKS :

ANTHONY R. DISTASIO, ESQUIRE, being duly sworn according to law, deposes and says that he served the NOTICES OF SALE OF REAL PROPERTY in the above-captioned action upon those individuals set forth in the Affidavit Pursuant to Rule 3129, via First Class Mail, postage prepaid, with a Certificate of Mailing, from the Post Office, Reading, Pennsylvania on the 1st day of March, 2012. A true and correct copy of the Notice of Sale with Certificates of Mailing are attached hereto as Exhibit "A".

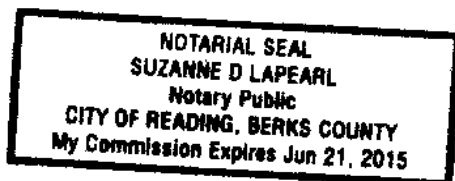


Anthony R. Distasio, Esquire
Attorney for Plaintiff

Sworn to and subscribed before me this
1st day of March, 2012.



Notary Public



LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.	:	IN THE COURT OF COMMON PLEAS OF
P.O. Box 2248	:	COLUMBIA COUNTY, PENNSYLVANIA
Jacksonville, FL 32203-2248	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	TERM
v.	:	
	:	NO. 2011-CV-1417
DAVID E. WELLIVER	:	
Mortgagor and Real Owner	:	
206 West 8 th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	ACTION OF MORTGAGE FORECLOSURE

NOTICE PURSUANT TO PENNSYLVANIA R.C.P. 3129

NOTICE IS HEREBY GIVEN to the following parties who hold one or more mortgage, judgment, tax liens or have any other interest in or against the real estate located at 206 West 8th Street, Bloomsburg, Columbia County, Pennsylvania:

SEE ATTACHED EXHIBIT "A"

You are hereby notified that on **April 11, 2012 at 9:00 a.m.**, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Bloomsburg, Pennsylvania on the Judgment of Wells Fargo Bank, N.A. v. David E. Welliver, No. 2011-CV-1417, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, real estate located at 206 West 8th Street, Bloomsburg, Columbia County, Pennsylvania.

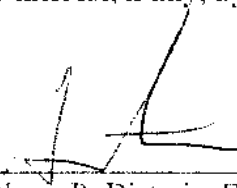
You are further notified that a Schedule of Distribution directed to all parties in interest and claimants, will be filed by the Sheriff of Columbia County on a date specified by the Sheriff, not later than thirty (30) days after the date of sale. Said distribution will be made in accordance with the Schedule

of Distribution unless exceptions are filed thereto within ten (10) days after the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

You are further notified that the lien you hold against said real estate may be divested by sale and that you have an opportunity to protect your interest, if any, by being notified of the Sheriff Sale.

Date:

3/1/17



By: Anthony R. Distasio, Esquire
Attorney for Plaintiff

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

TENANT(S)
206 WEST 8TH STREET
BLOOMSBURG, PA 17815

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42. HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150') FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

BEING THE SAME PREMISES WHICH DAVID E. WELLIVER AND ANGELA K. WELLIVER CONVEYED TO DAVID E. WELLIVER BY DEED DATED 08-04-00 AND RECORDED 08-21-00 AS INSTRUMENT NO. 200007923, COLUMBIA COUNTY RECORDS.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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:

Linton, Dislasio, Edwards
& Miller, P.C.

1720 Mineral Spring Road

P.O. Box 461

Reading, PA 19603-0461

To:

TENANT(S)

206 WEST 8TH STREET

BLOOMSBURG, PA 17815



To pay fee, affix stamps or
meter postage here.

03/01/2007
USPS POSTAGE
PAID
03/01/2007

\$01.15⁰⁰

ZIP 18001
011010608521



**UNITED STATES
POSTAL SERVICE**

**Certificate of
Mailing**

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:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461

To:

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

Postmark Here



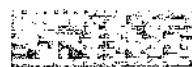
To pay fee, affix stamps or
meter postage here.

Master

03/01/2011

USPS Form 3817

\$01.154



ZIP 19603
0110-000000



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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.

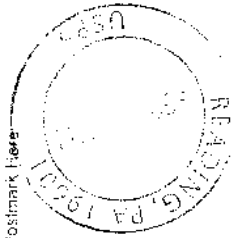
From:

Linton, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 481
Reading, PA 19603-0481

To:

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Postmark Here



To pay fee, affix stamp or
meter postage here.

Kasler

03/01/2012

US POSTAGE

\$01.159

PAID
17815
BLOOMSBURG

ZIP+4®
17815-0000

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



Certificate Of Mailing

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.

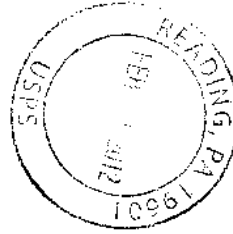
To pay fee, affix stamps or meter postage here.

From: Union, Distasio, Edwards
& Miller, P.C.
1720 Mineral Spring Road
P.O. Box 451
Reading, PA 19603-0451

To:

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

Postmark Here



PS Form 3849, January 2000 PSN 7530-02-000-9065

Master

03/01/2012

115 POSTAGE

801.154



EP 19902
0101060020

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/20/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Mary F. Ward	
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816	
Phone:	570-784-1581	DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>	
Adult In Charge:	<u>Dropped</u>	
Relation:		
Date:	<u>02/01/12</u>	Time:
Deputy:	<u>6</u>	Mileage:

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:
-------	---------------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

WARD, MARY F.

2011CV1417

301 E SECOND STREET, TOWN HALL, BLOOMSBURG, EXP: 02/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/20/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	DAVID E WELLIVER
Primary Address:	206 WEST 8TH STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KATHERINE RERNOTAS		
Relation:	DEF'S GIRLFRIEND		
Date:	1/31/12	Time:	1545
Deputy:	6	Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:	1/24/12					
Time:	0930					
Mileage:						
Deputy:	6					

Service Attempt Notes:

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

WELLIVER, DAVID E

2011CV1417

206 WEST 8TH STREET, BLOOMSBURG, PA 17815

EXP: 02/20/2012

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 25-JAN-12

FEE: \$5.00

CERT. NO 11276

WELLIVER DAVID E
206 WEST EIGHTH STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED: 20000-7923
LOCATION: 1/2 LOT 43
PARCEL: 05W-02 -073-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT DUE
2010	PRIM	1,810.52	50.46	55.00	1,915.98
2008	PRIM	2,232.47	47.66	0.00	2,280.13
2011	PRIM	1,717.13	51.06	30.00	1,798.19
2009	PRIM	2,095.19	47.82	0.00	2,143.01
TOTAL DUE :					\$8,137.31

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May , 2012

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2011

REQUESTED BY: Columbia County Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (Mortgage Foreclosure)
(Pa.R.C.P. 3180 to 3183, and 3275)

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: CIVIL ACTION - LAW

: NO. 2011-CV-1417

: ACTION OF MORTGAGE FORECLOSURE

2012-ED-8

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

206 WEST 8TH STREET, BLOOMSBURG, COLUMBIA COUNTY, PA 17815
MORE FULLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION

Affidavit of Non-Military Service Filed.

Amount Due: \$108,823.17

Interest:

*Continuing
from 8/17/11 at
the per diem of
\$19.69 until the
date of sale

Prothonotary Judgment Costs: _____

Sheriff's Costs: _____

Date:

1/17/12

Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

Tami B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

1-19-12

(SEAL)

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

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42, HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150) FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

BEING THE SAME PREMISES WHICH DAVID E. WELLIVER AND ANGELA K. WELLIVER CONVEYED TO DAVID E. WELLIVER BY DEED DATED 08-04-00 AND RECORDED 08-21-00 AS INSTRUMENT NO. 200007923, COLUMBIA COUNTY RECORDS.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
: 2012-ED-8
:
: ACTION OF MORTGAGE FORECLOSURE

WRIT OF EXECUTION
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent our 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.

The law provides that certain property cannot be taken. Such property is said to be exempt. This is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:

- (1) Fill out the attached claim form and demand for a hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

EXHIBIT "A"

NOTICE OF EXEMPTION RIGHT

In addition to your other rights, the law provides that you are entitled to a debtor's exemption of \$300.00 per owner which will be paid to you in cash if the Sheriff's Sale is completed.

If you believe that the value of your equity in the property is less than \$300.00 per owner, you may be able to prevent the sale if you do the following promptly:

- (1) Fill out the attached Claim Form and demand for a prompt hearing.
- (2) Deliver the form or mail it to the Sheriff's Office at the address noted below.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, and the sale is not stopped for some other reason, the sale will be held.

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLS
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
:
:
: ACTION OF MORTGAGE FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment;

From my real property in my possession which has been levied upon;

(a) I desire that my \$300.00 statutory exemption be set aside in kind (specify real property to be set aside in kind):

(b) I request a prompt hearing to determine the exemption. Notice of the hearing should be given to me at:

(address) _____

(telephone number) _____

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

THIS CLAIM TO BE FILED WITH:
The Office of the Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42, HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150') FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

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TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/20/2012

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: HEATHER HYATT

Relation: CLERK

Date: 01/24/12

Time: 2:10

Deputy: 6

Mileage:

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1417

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/20/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BLOOMSBURG SEWER
Primary Address:	2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Amber Kenney		
Relation:	OFFICE MANAGER		
Date:	01/24/12	Time:	1215
Deputy:	6	Mileage:	

Attorney / Originator:

Name: LINTON, DISTASIO & EDWARDS P.C.	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BLOOMSBURG SEWER

2011CV1417

2ND STREET, BLOOMSBURG, PA 17815

EXP: 02/20/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

WELLS FARGO BANK N.A.
vs.
DAVID E WELLIVER

Case Number
2011CV1417

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	02/20/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia	
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	DOT FRANK	
Relation:	Receptionist	
Date:	01/24/12	Time: 11:50
Deputy:	6	Mileage:

Attorney / Originator:

Name:	LINTON, DISTASIO & EDWARDS P.C.	Phone:	
-------	---------------------------------	--------	--

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1417

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 02/20/2012

Document Receipt

Trans # 11997 Carrier / service: POST 2PM 1/20/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000012252

Doc Ref #: 8ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 11996 Carrier / service: POST 2PM 1/20/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230 Tracking #: 9171924291001000012245

HARRISBURG PA 17128 Doc Ref #: 8ED2012

Document Receipt

Trans # 11995 Carrier / service: POST 2PM 1/20/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000012238

Doc Ref #: 8ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 11994 Carrier / service: POST 2PM 1/20/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000012221

Doc Ref #: 8ED2012

KING OR PA 19406
PRUSSIA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1417

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, APRIL 11, 2012
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT: LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42, HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150') FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

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PROPERTY ADDRESS: 206 WEST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-073-01

Seized and taken into execution to be sold as the property of DAVID E WELLIVER 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:
LINTON, DISTASIO & EDWARDS P.C.
READING, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED# 8-12

DATE RECEIVED 1-17-12
DOCKET AND INDEX 1-20-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>3743</u>

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

SALE DATE Apr 11, 12 TIME 0900
POSTING DATE Mar 6, 12
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 21
2ND WEEK 28
3RD WEEK Apr 4, 12

LAW OFFICES
LINTON, DISTASIO & EDWARDS, P.C.

1720 MINERAL SPRING ROAD
P.O. BOX 461
READING, PA 19603-0461

PHONE (610) 374-7320
FAX (610) 374-2542

January 18, 2012

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

**Re: Wells Fargo Bank, N.A. v. David Welliver
No. 2011-CV-1417**

Dear Sir or Madam:

Please schedule the property for sheriff sale and contact us with the sale date.

Sincerely,



Suzanne D. LaPearl
Paralegal

/sdl
Enclosures

ORDER FOR SERVICE

Date:

Term No. 2011-CV-1417

ALL INFORMATION AND ADVANCED COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE

One "Order for Service" form for each address.

To: Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

WELLS FARGO BANK, N.A.
Plaintiff

v.

DAVID E. WELLIVER
Defendant

Type of Paper:

Writ of **EXECUTION**

Complaint in

Summons in


Other

Deposit

Service to be made on
DAVID E. WELLIVER
(name of individual, company, etc. to be served)

Address where service can be made (must include zip code):
206 W 8TH STREET
BLOOMSBURG, PA 17815

Special Instructions:
[i.e. deputized service (within PA only - specify county) certified mail, etc.]



Anthony R. Distasio, Esquire

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED

ORDER FOR SERVICE

Date:

Term No. 2011-CV-1417

ALL INFORMATION AND ADVANCED COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE

One "Order for Service" form for each address.

To: Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

From: **Anthony R. Distasio, Esquire**
1720 Mineral Spring Road
P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

Case Caption:

WELLS FARGO BANK, N.A.
Plaintiff

v.

DAVID E. WELLIVER
Defendant

Type of Paper:

Writ of **EXECUTION**

Complaint in

Summons in

Other

Deposit

Service to be made on

POST PROPERTY

(name of individual, company, etc. to be served)

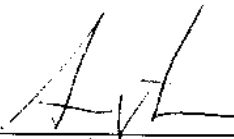
Address where service can be made (must include zip code):

206 W 8TH STREET
BLOOMSBURG, PA 17815

Special Instructions:

[i.e. deputized service (within PA only - specify county) certified mail, etc.]

POST PROPERTY



Anthony R. Distasio, Esquire

INCLUDE SELF-ADDRESSED STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (Mortgage Foreclosure)
(Pa.R.C.P. 3180 to 3183, and 3275)

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: CIVIL ACTION - LAW

:

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:

:

:

: NO. 2011-CV-1417

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:

: ACTION OF MORTGAGE FORECLOSURE

2012 - ED - 8

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

206 WEST 8TH STREET, BLOOMSBURG, COLUMBIA COUNTY, PA 17815
MORE FULLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION

Affidavit of Non-Military Service Filed.

Amount Due:

\$108,823.17

Interest:

*Continuing
from 8/17/11 at
the per diem of
\$19.69 until the
date of sale

Prothonotary Judgment Costs: _____

Sheriff's Costs: _____

Date:

1/19/12

Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

Tami B. Klein
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelley P. Brewer
Deputy Prothonotary

1-19-12

(SEAL) Prom & Clerk, Clerk of Court
My Com. Ex. 1st Monday in 2012

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

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TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION - (Mortgage Foreclosure)
(Pa.R.C.P. 3180 to 3183, and 3275)

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: CIVIL ACTION - LAW

: NO. 2011-CV-1417

: 2012-ED-8

: ACTION OF MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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206 WEST 8TH STREET, BLOOMSBURG, COLUMBIA COUNTY, PA 17815
MORE FULLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION

Affidavit of Non-Military Service Filed.

Amount Due:

\$108,823.17

Interest:

*Continuing
from 8/17/11 at
the per diem of
\$19.69 until the
date of sale

Prothonotary Judgment Costs:

Sheriff's Costs:

Date:

1/17/12
Anthony R. Distasio, Esquire
Attorney For Plaintiff
Linton, Distasio & Edwards, P.C.
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
Phone: (610) 374-7320
Fax: (610) 374-2542

Tami B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By: Kelly P. Brewer
Deputy Prothonotary

1-19-12

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

Anthony R. Distasio, Esquire

No. 2011-CV-1417

Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42, HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150') FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

BEING THE SAME PREMISES WHICH DAVID E. WELLIVER AND ANGELA K. WELLIVER CONVEYED TO DAVID E. WELLIVER BY DEED DATED 08-04-00 AND RECORDED 08-21-00 AS INSTRUMENT NO. 200007923, COLUMBIA COUNTY RECORDS.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW

: TERM

: NO. 2011-CV-1417

: 2012-ED-8

: ACTION OF MORTGAGE FORECLOSURE
: AFFIDAVIT THAT THE DEFENDANT IS
: NOT IN THE MILITARY SERVICE
: PURSUANT TO "SOLDIERS AND
: SAILORS" CIVIL RELIEF ACT OF 1918,
: RE-ENACTED 1940

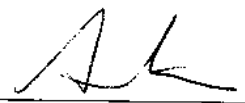
BERKS COUNTY, SS: Before me, the undersigned authority, personally appeared Anthony R. Distasio, Esquire, who being duly sworn according to law, doth depose and say that David E. Welliver, Defendant, is not in the Military or Naval Service, based on the following facts:

Age of Defendants;

Present place of employment;

Present place of residence; 206 West 8th Street, Bloomsburg, PA 17815

ADDITIONAL FACTS, if any:



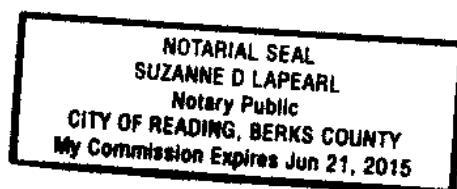
Anthony R. Distasio, Esquire

Sworn to and subscribed before me this

18th day of January, 2012



Notary Public



LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.

P.O. Box 2248

Jacksonville, FL 32203-2248

Plaintiff

v.

DAVID E. WELLIVER

Mortgagor and Real Owner

206 West 8th Street

Bloomsburg, PA 17815

Defendant

: IN THE COURT OF COMMON PLEAS OF

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

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: NO. 2011-CV-1417

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: ACTION OF MORTGAGE FORECLOSURE

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Age of Defendants;

Present place of employment;

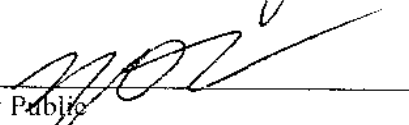
Present place of residence; 206 West 8th Street, Bloomsburg, PA 17815

ADDITIONAL FACTS, if any:


Anthony R. Distasio, Esquire

Sworn to and subscribed before me this

18th day of January, 2012


Notary Public

NOTARIAL SEAL
SUZANNE D LAPEARL
Notary Public
CITY OF READING, BERKS COUNTY
My Commission Expires Jun 21, 2015

LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.	:	IN THE COURT OF COMMON PLEAS OF
P.O. Box 2248	:	COLUMBIA COUNTY, PENNSYLVANIA
Jacksonville, FL 32203-2248	:	CIVIL ACTION - LAW
Plaintiff	:	
	:	TERM
v.	:	
	:	NO. 2011-CV-1417
DAVID E. WELLIVER	:	
Mortgagor and Real Owner	:	2012-ED-8
206 West 8 th Street	:	
Bloomsburg, PA 17815	:	
Defendant	:	ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129

Wells Fargo Bank, N.A., Plaintiff in the above captioned action, sets forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning real property located at 206 West 8th Street, Bloomsburg, Columbia County, Pennsylvania:

1. Name and address of owner or reputed owner:

NAME:

David E. Welliver

ADDRESS:

206 West 8th Street
Bloomsburg, PA 17815

2. Name and Address of Defendants in the judgment:

NAME:

David E. Welliver

ADDRESS:

206 West 8th Street
Bloomsburg, PA 17815

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

NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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.

Date: 1/17/17


By: Anthony R. Distasio, Esquire

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

TENANT(S)
206 WEST 8TH STREET
BLOOMSBURG, PA 17815

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

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PARCEL NO. 05W-02-073-01

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TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney L.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff


v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
: 2012-ED-8
:
: ACTION OF MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within 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 Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


_____(SEAL)
Attorney for Plaintiff

Date: 1/12/13

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

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By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

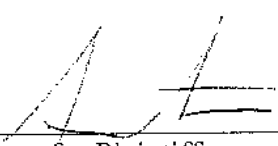
v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
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: TERM
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: NO. 2011-CV-1417
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_____(SEAL)
Attorney for Plaintiff

Date: 1/17/12

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

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LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney I.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

Reading, PA 19603-0461

(610) 374-7320

WELLS FARGO BANK, N.A.

P.O. Box 2248

Jacksonville, FL 32203-2248

Plaintiff

v.

DAVID E. WELLIVER

Mortgagor and Real Owner

206 West 8th Street

Bloomsburg, PA 17815

Defendant

: IN THE COURT OF COMMON PLEAS OF

: COLUMBIA COUNTY, PENNSYLVANIA

: CIVIL ACTION - LAW

: TERM

: NO. 2011-CV-1417

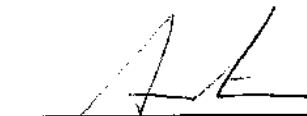
: 2012-ED-8

: ACTION OF MORTGAGE FORECLOSURE

AFFIDAVIT OF LAST KNOWN ADDRESS

I, Anthony R. Distasio, Esquire, of Linton, Distasio & Edwards, P.C., certify that the last known address of service of the Defendant, David E. Welliver, is 206 West 8th Street, Bloomsburg, PA 17815.

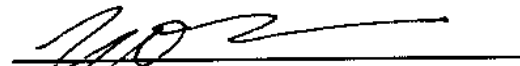
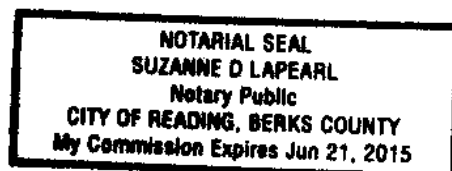
LINTON, DISTASIO & EDWARDS, P.C.



By: Anthony R. Distasio
Attorney for Plaintiff

Sworn to and subscribed before me this

18th day of January, 2012.


Notary Public

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney L.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

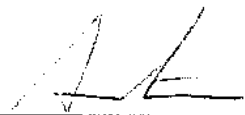
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Defendant

: IN THE COURT OF COMMON PLEAS OF
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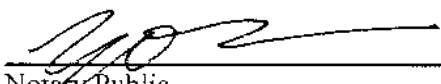
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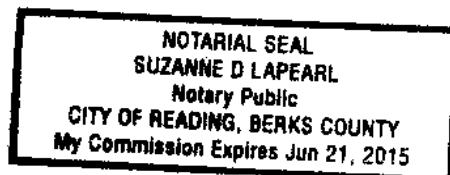
LINTON, DISTASIO & EDWARDS, P.C.


By: Anthony R. Distasio
Attorney for Plaintiff

Sworn to and subscribed before me this

18th day of January, 2012.


Notary Public



LINTON, DISTASIO & EDWARDS, P.C.

By: Anthony R. Distasio, Esquire

Attorney L.D. No. 46890

1720 Mineral Spring Road, P.O. Box 461

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(610) 374-7320

WELLS FARGO BANK, N.A.
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v.

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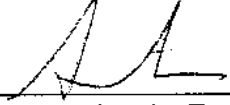
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:
: 2012-ED-8
:
: ACTION OF MORTGAGE FORECLOSURE

CERTIFICATION

I hereby certify that I am the attorney of record for the Plaintiff in this action against the real property; and further certify that this property is:

- () Tenant Occupied or vacant, containing 2 or more rental units
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the Plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act, including but not limited to:
 - (a) service of notice on Defendant(s)
 - (b) expiration of 30 days since the service of the notice
 - (c) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendant(s) failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Anthony R. Distasio, Esquire
Counsel for Plaintiff

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

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By: **Anthony R. Distasio, Esquire**
Attorney I.D. No. 46890
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Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
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2. Name and Address of Defendants in the judgment:

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NAME:

SEE EXHIBIT "A"

ADDRESS:

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

ADDRESS:

SEE EXHIBIT "A"

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

NAME:

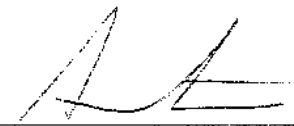
ADDRESS:

SEE EXHIBIT "A"

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.

Date:

1/17/12


By: Anthony R. Distasio, Esquire

COLUMBIA COUNTY DOMESTIC RELATIONS
15 PERRY AVENUE
BLOOMSBURG, PA 17815

TENANT(S)
206 WEST 8TH STREET
BLOOMSBURG, PA 17815

WELLS FARGO BANK, N.A.
P.O. BOX 2248
JACKSONVILLE, FL 32203-2248

COLUMBIA COUNTY TAX CLAIM BUREAU
11 WEST MAIN STREET
MAIN STREET COUNTY ANNEX
BLOOMSBURG, PA 17815

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

LOT NO. 43, BOUNDED ON THE NORTH BY EIGHTH STREET; ON THE EAST BY JEFFERSON STREET; ON THE SOUTH BY MIDDLE ALLEY; AND ON THE WEST BY LOT NO. 42, HAVING A UNIFORM WIDTH OF 48 FEET AND EXTENDING IN DEPTH ONE HUNDRED FIFTY (150) FEET FROM EIGHTH STREET TO MIDDLE ALLEY.

PARCEL NO. 05W-02-073-01

BEING THE SAME PREMISES WHICH DAVID E. WELLIVER AND ANGELA K. WELLIVER CONVEYED TO DAVID E. WELLIVER BY DEED DATED 08-04-00 AND RECORDED 08-21-00 AS INSTRUMENT NO. 200007923, COLUMBIA COUNTY RECORDS.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY).

TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

LINTON, DISTASIO & EDWARDS, P.C.
By: Anthony R. Distasio, Esquire
Attorney I.D. No. 46890
1720 Mineral Spring Road, P.O. Box 461
Reading, PA 19603-0461
(610) 374-7320

WELLS FARGO BANK, N.A.
P.O. Box 2248
Jacksonville, FL 32203-2248
Plaintiff

v.

DAVID E. WELLIVER
Mortgagor and Real Owner
206 West 8th Street
Bloomsburg, PA 17815
Defendant

: IN THE COURT OF COMMON PLEAS OF
: COLUMBIA COUNTY, PENNSYLVANIA
: CIVIL ACTION - LAW
:
: TERM
:
: NO. 2011-CV-1417
:
: 2012-ED-8
:
: ACTION OF MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DAVID E. WELLIVER
206 WEST 8TH STREET
BLOOMSBURG, PA 17815

Your real estate located at 206 West 8th Street, Bloomsburg, Columbia County, Pennsylvania, is scheduled to be sold at Sheriff's Sale on _____ at a.m., in the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, to enforce the court judgment of \$108,823.17 obtained by Wells Fargo Bank, N.A.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to Wells Fargo Bank, N.A. the total amount of principal, interest, late charges, attorneys' fees and costs owed on the loan. To find out how much you must pay, you may call: (610) 374-7320.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at: 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at: 570-389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for our house will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after _____.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**Lawyer Referral Service
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

Anthony R. Distasio, Esquire
No. 2011-CV-1417
Judgment: \$108,823.17

ALL THAT CERTAIN LOT OF LAND SITUATE IN SLOAN'S ADDITION TO THE TOWN OF BLOOMSBURG, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA AS PLOTTED IN MAP MADE NOVEMBER 11, 1896, AND RECORDED IN THE RECORDER'S OFFICE AT BLOOMSBURG, PENNSYLVANIA IN DEED BOOK NO. 64, PAGE 35, TO-WIT:

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TO BE SOLD AS THE PROPERTY OF: DAVID E. WELLIVER

Anthony R. Distasio, Esquire

No. 2011-CV-1417

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LINTON, DISTASIO & EDWARDS, P.C.

ESCROW ACCOUNT
1720 MINERAL SPRING RD.
P.O. BOX 461
READING, PA 19603



WACHOVIA

Wachovia Bank, a division of Wells Fargo Bank, N.A.
3-50-310

3743


One Thousand Three Hundred Fifty & 00/100 Dollars

DATE
01/18/12

AMOUNT
*****1,350.00

PAY
TO THE
ORDER
OF

Columbia Co Sheriff
P O Box 380
Bloomsburg, PA 17815



AUTHORIZED SIGNATURE

⑈00003743⑈ ⑆031000503⑆2000012309975⑈



Security features. Details on back.