

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Robin Kytke

NO. 102-13 ED NO. 13-13 JD

DATE/TIME OF SALE: Sept. 11 2000

BID PRICE (INCLUDES COST) \$ 2628.05

POUNDAGE - 2% OF BID \$ 52.56

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2680.61

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Tracy J. Mull

TOTAL DUE: \$ 2680.61

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1330.61

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

WELLS FARGO BANK, N.A.

vs.

Defendant

ROBIN A KYTTLE

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, September 11, 20

Writ of Execution No. : 2013CV13

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 2373 2ND 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$8.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Other	\$81.00
Total Sheriff Costs	\$2,134.48

Municipal Costs

Sewer	\$438.57
Total Municipal Costs	\$438.57

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: \$2,628.05

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)

cc:\townsquare\Sheriff, Teleprint, 101

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration 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: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name Phelan Hallinan, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantee(s)/Lessee(s) FEDERAL HOME LOAN MORTGAGE CORPORATION
Street Address PO Box 380, W. Main Street	Street Address 8200 Jones Branch Drive, Mailstop 202
City State Zip Code Bloomsburg PA 17815	City State Zip Code McLean VA 22102

D. REAL ESTATE LOCATION

Street Address 2373 2ND STREET, BLOOMSBURG, PA 17815-3110	City, Township, Borough SCOTT TOWNSHIP
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County COLUMBIA	School District BLOOMSBURG	Tax Parcel Number 31-3C2-125-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?

1. Actual Cash Consideration \$2,628.05 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,628.05
4. County Assessed Value \$30,278.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$107,486.90

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

Check Appropriate Box Below 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 of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in 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. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(e). This is a Government Instrumentality.

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 KINYON LANIER	Date 10/31/13
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Phone: (570) 784-6770



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER
Legal Assistant,

October 31, 2013

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: ROBIN A. KYTTLE
2373 2ND STREET, BLOOMSBURG, PA 17815-3110
2013-CV-13

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER
On behalf of Phelan Hallinan, LLP

cc: WELLS FARGO BANK, N.A.

PH # 803904

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
803904	10/30/2013	1,330.61	0.00	001293074	1,330.61
KXL [803904] 2373 2ND STREET (2013-CV-13)					
TOTAL		1,330.61	0.00		1,330.61

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
803904 KXL [803904] 2373 2ND STREET (2013-CV-13)	10/30/2013	1,330.61	0.00	001293074	1,330.61
TOTAL		1,330.61	0.00		1,330.61

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363368

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
803904 KXL [803904] 2373 2ND STREET (2013-CV-13)	10/30/2013	1,330.61	0.00	001293074	1,330.61
TOTAL		1,330.61	0.00		1,330.61

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363368

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
803904 KXL [803904] 2373 2ND STREET (2013-CV-13)	10/30/2013	1,330.61	0.00	001293074	1,330.61
TOTAL		1,330.61	0.00		1,330.61

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA
3-180/360

001363368

DATE
10/30/2013

AMOUNT
****\$1,330.61

PAY ONE THOUSAND THREE HUNDRED THIRTY AND 61 / 100 Dollars

TO THE
ORDER
OF

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

KXL [803904] 2373 2ND STREET (2013-CV-13)

Francis S. Hallinan
AUTHORIZED SIGNATURE

0001363368 0036001808 361508666

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>54.00</u>	
✓	ADVERTISING SALE BILLS & COPIES	\$17.50	
✓	ADVERTISING SALE (NEWSPAPER)	\$15.00	
	MILEAGE	\$ <u>8.00</u>	
✓	POSTING HANDBILL	\$15.00	
✓	CRYING/ADJOURN SALE	\$10.00	
✓	SHERIFF'S DEED	\$35.00	
✓	TRANSFER TAX FORM	\$25.00	
	DISTRIBUTION FORM	\$25.00	
	COPIES	\$ <u>8.00</u>	
	NOTARY	\$ <u>10.00</u>	
TOTAL *****			\$ <u>492.50</u>

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>438.57</u>	
WATER 20	\$ _____	
TOTAL *****		\$ <u>438.57</u>

SURCHARGE FEE (DSTE)

MISC. <u>Luz. Co.</u>	\$ _____	\$ <u>170.00</u>
	\$ _____	
TOTAL *****		\$ <u>81.00</u>

TOTAL COSTS (OPENING BID) \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV13

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 11, 2013

AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Second Street and the western line of Angle Street; THENCE by said Second Street, South 67 degrees 15 minutes West, 57.3 feet to a point; THENCE North 22 degrees 45 minutes West, 199.5 feet more or less to the southern line of a 16 1/2 foot alley; THENCE by said alley, North 67 degrees 15 minutes East to the western line of Angle Street; THENCE by said Angle Street, South 22 degrees 45 minutes East, 199.5 feet to the place of beginning.

BEING Lot No. 14 as shown on map or plot as devised on December 1, 1945, by John T. Church, Registered Surveyor.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robin A. Kytte, by Deed from Felicia A. Bacon, nbn, Felicia A. Kile and Brian W. Kile, w/h, dated 05/15/2006, recorded 05/16/2006 in Instrument Number 200604843.

Tax Parcel: 31-3C2-125-00,000

Premises Being: 2373 2ND STREET, BLOOMSBURG, PA 17815-3110
PROPERTY ADDRESS: 2373 2ND STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-125

Seized and taken into execution to be sold as the property of ROBIN A KYTTE in suit of WELLS FARGO BANK, N.A..

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

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

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

worn according to law deposes and says that circulation with its principal office and place of msburg, County of Columbia and State of t day of March, 1902, and has been published daily, e since that day and on the attached notice August id published; that the affiant is one of the officers or r publisher of said newspaper in which legal e affiant nor Press Enterprise is interested in the ent and that all of the allegations in the foregoing publication are true.

James T. Michel

6th day of September 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street

Bloomsburg, PA 17815

Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

September 4, 2013

Columbia County Sheriff's Office

Attn: Tim Chamberlin

PO Box # 380

35 West Main Street

Bloomsburg, PA 17815

Reference Docket # 2013-CV-102
2373 2nd Street, Bloomsburg, PA 17815

Dear Tim:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees for Robin Kytile, for the property located at 2373 2nd Street, Bloomsburg, PA 17818, Columbia County in the amount of \$438.57. Services dates for the fees in question are from October 26 – September 11, 2013.

Per your website the sale is to take place on Wednesday September 11, 2013. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller

Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SHERIFF'S RETURN OF SERVICE

08/06/2013 02:30 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, 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 2373 2ND STREET, BLOOMSBURG, PA 17815.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 06, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

6TH day of AUGUST, 2013

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

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

REAL ESTATE TAX CERTIFICATION

Date: 08/07/2013

Fee: \$5.00

Cert. NO: 16329

KYTTLER ROBIN A
2373 SECOND STREET
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20060 -4843
Location: SECOND STREET ESPY
Parcel Id:31 -3C2-125-00,000

Assessment: 30,278
Balances as of 08/07/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

Handwritten signature/initials

PHELAN & HALLINAN, LLP
ONE PENN CENTER AT SUBURBAN STATION
1617 JOHN F. KENNEDY BOULEVARD
SUITE 1400
PHILADELPHIA, PA 19103-1814
215-563-7000
FAX: 215-563-3826

FACSIMILE TRANSMITTAL SHEET

TO: COLUMBIA COUNTY SHERIFF'S
OFFICE

FROM: PHELAN &
HALLINAN, LLP

FAX NUMBER:

570-389-5625

TOTAL NO. OF PAGES: 3

PHONE NUMBER:

RE:

III JANICE,

Attached is a lien holder for the sale
tomorrow ROBIN A. KYTTLE
NO 2013-CV-13

James Silver
215-563 7000 x1297

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Thank you so much!
Have a great day!
James Silver

1 PENN CENTER PLAZA, SUITE 1400, PHILADELPHIA, PA 19103

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

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Leaders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2013-CV-13
No.:

Re: **WELLS FARGO BANK, N.A. VS. ROBIN A. KYTTLE**
No.: 2013-CV-13, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

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

Property is listed for the 09/11/2013 Sheriff Sale.

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

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHILAN HALLINAN, LLP
 Allison F. Zuckerman, Esq., Id. No.309519
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 allison.zuckerman@phelanhallinan.com
 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
 Plaintiff

v.

ROBIN A. KYTTLE
 Defendant(s)

: COLUMBIA COUNTY
 :
 : COURT OF COMMON PLEAS
 :
 : CIVIL DIVISION
 :
 :
 : No.: 2013-CV-13
 : No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
 PHILADELPHIA COUNTY) SS:

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

Date:

9/10/13

Allison F. Zuckerman, Esq., Id. No.309519
 Attorney for Plaintiff

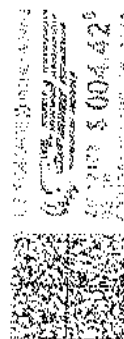
IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

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

AZK/MAN - 9/10/2013 SALE

Article Number	Name of Addressee, Street, and Post Office Address	Postage	
****	TENANT/OCCUPANT 2373 2ND STREET BLOOMSBURG, PA 17815-3110	\$0.45	
****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.45	
****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.45	
****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45	
****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45	
****	INTERNAL REVENUE SERVICE ADVISORS 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45	
****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 278 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.45	
****	RE: ROBIN A KYTTLE (COLUMBIA) PHS #3101421621	\$3.15	
at of d by Sender	Total Number of Pages Forwarded at Post Office	Postmaster: For Cause of Returning Envelope	The full declaration of value is required on all documents and items that are registered mail. The maximum indemnity payable in the reconstruction of mailpieces is \$500.00 per item. The maximum indemnity payable on Express Mail documents is \$500.00 per item subject to a limit of \$500.00 per envelope. The maximum indemnity payable on Express Mail documents is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with insured receipt. See Business Mail Manual RM000011 and 0021 for limitations on coverage.

3877 Facsimile



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	07/12/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	2373 2ND STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-6-13	Time:	1430
Deputy:	<i>[Signature]</i>	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2013CV13

2373 2ND STREET, BLOOMSBURG, PA 17815

EXP: 07/12/2013

ORIGINAL

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.
Plaintiff

vs.

ROBIN A. KYTTLE

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-13

ORDER

AND NOW, this 24 day of July, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$85,427.18
Interest Through July 26, 2013	\$12,408.21
Late Charges	\$324.61
Legal fees	\$1,875.00
Cost of Suit and Title	\$527.59
Property Inspections	\$270.00
Property Preservation	\$40.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$984.28
Mortgage Insurance Premium to be paid	\$89.48
Escrow to be paid	\$607.17
Escrow Deficit	\$2,860.52

TOTAL

\$105,414.04

Plus interest at six percent per annum.

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

BY THE COURT

J.

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2013 JUL 24 P 1:42

FILED
PROTHONOTARY

803904

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

September 16, 2013

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

PLAINTIFF
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE (FHLMC)
COLUMBIA COUNTY

PHS # 310142

DEFENDANT
ROBIN A. KYTTLE

SERVICE TEAM/las
COURT NO.: 2013-CV-13

SERVE ROBIN A. KYTTLE AT:
633 MINGLE INN RD
BERWICK, PA 18603-6306

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 11, 2013

SERVED

Served and made known to ROBIN A. KYTTLE, Defendant on the 24th day of JULY, 20 13, at 7:00, o'clock P. M., at 633 MINGLE INN RD BERWICK, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 46^s Height 5'8" Weight 200 Race W Sex F Other _____

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

DATE: 7/24/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

PLAINTIFF
FULTON BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)

COLUMBIA COUNTY

PHS # 317951

DEFENDANT
DENNIS P. MCCAFFREY
LORRA L. MCCAFFREY

SERVICE TEAM/las
COURT NO.: 2013-CV-452

SERVE LORRA L. MCCAFFREY AT:
44 EAST DEWALT STREET
ORANGEVILLE, PA 17859

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 11, 2013

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to LORRA L. MCCAFFREY, Defendant on the 23RD day of July, 2013, at 4:20 o'clock P. M., at 44 E. DEWALT ST, ORANGEVILLE, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 30^s Height 5'6" Weight 120 Race W Sex F Other _____

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

DATE: 7/23/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

PLAINTIFF
FULTON BANK, N.A.

AFFIDAVIT OF SERVICE (FNMA)
COLUMBIA COUNTY

PHS # 317951

DEFENDANT
DENNIS P. MCCAFFREY
LORRA L. MCCAFFREY

SERVICE TEAM/las
COURT NO.: 2013-CV-452

SERVE DENNIS P. MCCAFFREY AT:
1845 MAIN ST
BLOOMSBURG, PA 17815-8842

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: September 11, 2013

DIVORCED- One cannot accept service for the other

SERVED

Served and made known to DENNIS P. MCCAFFREY, Defendant on the 24th day of JULY, 2013, at 8:20, o'clock P. M., at 1845 MAIN ST, BLOOMSBURG, PA, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 40^s Height 5'11" Weight 250 Race W Sex M Other _____

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

DATE: 7/24/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PII # 805557

DEFENDANT
MELISSA A. PETRO

SERVICE TEAM/ lnm
COURT NO.: 2013-CV-138

SERVE MELISSA A. PETRO AT:
281 SWAMP ROAD
MORGANTOWN, PA 19543-9427
PLEASE RUSH SERVICE ATTEMPTS

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: October 9, 2013

SERVED

Served and made known to MELISSA A. PETRO, Defendant on the 4th day of September, 20 13, at 8:10, o'clock P. M., at the above, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age 35⁺ Height 5'5"± Weight 150± Race W Sex F Other _____

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

DATE: 9/4/13

NAME: D. -

PRINTED NAME: Dennis C. Huber

TITLE: Constable

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

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

Luzerne County Sheriff's Department
Luzerne County Courthouse

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

COLUMBIA COUNTY
13-CV-13
WELLS FARGO BANK, N.A.,
VS
ROBIN A. KYTTLE

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

SCOTT LAMOREAUX , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 5TH day of JULY 20 13 at 10:50 A. M., prevailing time, he served the within NOTICE OF SHERIFF SALE OF REAL PROPERTY AND WRIT OF EXECUTION upon ROBIN A. KYTTLE the within named, by handing to HER personally, at GIVEN ADDRESS, 633 MINGLE INN ROAD, BERWICK

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me
this 17 day of July 20 13

[Signature]
Notary
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Arthur Bobbouline, Notary Public
City of Pittston, Luzerne County
My Commission Expires Oct. 26, 2014
Member, Pennsylvania Association of Notaries

[Signature]
Sheriff of Luzerne County

[Signature]
by Scott Lamoreaux
Deputy Sheriff of Luzerne County, Pennsylvania

PAYMENT DATE
07/16/2013
COLLECTION STATION
Sheriff- Carol

X

BATCH NO.
2013-07000149
RECEIPT NO.
2013-00001518
CASHIER

RECEIVED FROM
columbia county sheriff 13-13
DESCRIPTION
13-13

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
Civil Proc OC	Other County Civ Proc Fee 100.100.100 Cash - General Fund \$39.00 100.60.4197.415.27 Civil Process Fee \$39.00	\$39.00
Mileage Only Veh	Mileage Only Vehicle 100.100.100 Cash - General Fund \$35.00 100.60.4197.405.14 Civil Mileage Fees \$35.00	\$35.00
OC Srv Form	Other County Srv Form 100.100.100 Cash - General Fund \$2.00 100.60.4197.415.28 Civil Form Fees \$2.00	\$2.00
Payments:		
Type Detail Amount		
Check	6162	\$76.00
Total Cash		\$0.00
Total Check		\$76.00
Total Charge		\$0.00
Total Other		\$0.00
Total Remitted		\$76.00
Change		\$0.00
Total Received		\$76.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/12/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	ROBIN A KYTTLE
Primary Address:	633 MINGLE INN ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	2373 2ND STREET BLOOMSBURG, PA 17815
Phone:	

Final Service:

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

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Notes / Special Instructions:

Now, June 26, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Luzerne County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

KYTTLE, ROBIN A

2013CV13

633 MINGLE INN ROAD, BERWICK, PA 18603

EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/12/2013

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 2373 2ND STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Vacant / Posted

Relation:

Date: 6-27-13

Time: 1500

Deputy: 17

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2013CV13

2373 2ND STREET, BLOOMSBURG, PA 17815

EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/12/2013

Warrant:

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

Serve To:

Name: CENTRAL COLUMBIA SD

Primary Address: BLUE JAY DRIVE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Terri Mumaw

Relation: Curriculum Secretary / Receptionist

Date: 6-26-13

Time: 1148

Deputy: 16

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV13

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 07/12/2013 **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: Tebbie Miller
Relation: Clerk
Date: 6-26-13 **Time:** 1101
Deputy: 16 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2013CV13

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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: Laura Kremsler

Relation: Receptionist

Date: 6-26-13 Time: 1105

Deputy: 16 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV13

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/12/2013

Warrant:

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

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Mailbox

Relation:

Date: 6-27-13

Time: 0905

Deputy: 17

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

HOCK, H. JAMES

2013CV13

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 07/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ROBIN A KYTTLE

Case Number
2013CV13

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 07/12/2013

Zone:

Warrant:

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

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sharon Keller

Relation: Admin Assistant

Date: 6-27-13 Time: 1:40

Deputy: 17 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

SCOTT TOWNSHIP SEWER

2013CV13

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 07/12/2013

Document Receipt

Trans # 28108 Carrier / service: POST 2PM 6/26/2013

Ship to: 28108

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000023395

Doc Ref #: 102ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 28109 Carrier / service: POST 2PM 6/26/2013

Ship to: 28109

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000023401

Doc Ref #: 102ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 28110 Carrier / service: POST 2PM 6/26/2013

Ship to: 28110

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000023418

Doc Ref #: 102ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 28111 Carrier / service: POST 2PM 6/26/2013

Ship to: 28111

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000023425

Doc Ref #: 102ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 28112 Carrier / service: POST 2PM 6/26/2013

Ship to: 28112

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT
PO BOX 11754

Tracking #: 9171924291001000023432

Doc Ref #: 102ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 28113 Carrier / service: POST 2PM 6/26/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000023449

Doc Ref #: 102ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 28114 Carrier / service: POST 2PM 6/26/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000023456

Doc Ref #: 102ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 28115 Carrier / service: POST 2PM 6/26/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000023463

DEPARTMENT 281230

Doc Ref #: 102ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 28116 Carrier / service: POST 2PM 6/26/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000023470

Doc Ref #: 102ED2013

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV13

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, SEPTEMBER 11, 2013
AT 9:00 O'CLOCK A.M.

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

ALL that certain piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Second Street and the western line of Angle Street; THENCE by said Second Street, South 67 degrees 15 minutes West, 57.3 feet to a point; THENCE North 22 degrees 45 minutes West, 199.5 feet more or less to the southern line of a 16 1/2 foot alley; THENCE by said alley, North 67 degrees 15 minutes East to the western line of Angle Street; THENCE by said Angle Street, South 22 degrees 45 minutes East, 199.5 feet to the place of beginning.

BEING Lot No. 14 as shown on map or plot as devised on December 1, 1945, by John T. Church, Registered Surveyor.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robin A. Kyttle, by Deed from Felicia A. Bacon, nbm, Felicia A. Kile and Brian W. Kile, w/h, dated 05/15/2006, recorded 05/16/2006 in Instrument Number 200604843.

Tax Parcel: 31-3C2-125-00,000

Premises Being: 2373 2ND STREET, BLOOMSBURG, PA 17815-3110

PROPERTY ADDRESS: 2373 2ND STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-3C2-125

Seized and taken into execution to be sold as the property of ROBIN A KYTTLE in suit of WELLS FARGO BANK, N.A..

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

(In Compliance with Sheriff's Regulations, No. 10)

REAL ESTATE OUTLINE

ED # 103-13

DATE RECEIVED 6-13-13
DOCKET AND INDEX 6-26-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1317648</u>

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

SALE DATE	<u>Sept. 11, 13</u>	TIME <u>0:00</u>
POSTING DATE	<u>Aug. 7, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 21</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Sept. 4, 13</u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, N.A.

vs.

ROBIN A. KYTILE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-13

2013-ED-102
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 2373 2ND STREET, BLOOMSBURG, PA 17815-3110
(See Legal Description attached)

Amount Due

Interest from 06/13/2013 to Date of Sale

@ \$16.01 per diem

\$97,377.88

\$ _____ and costs.

Dated 6-13-13
(SEAL)

PHS # 310142

Barbara N. Silvestri / KPB/
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Protn & Clerk of Sev. Courts
My Com Ex 1st Monday in 2014

United States Bankruptcy Court

Middle District of Pennsylvania

Case No. 5:12-bk-02672-RNO

Chapter 7

In re Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Robin A. Kytile
2373 Second Street
Bloomsburg, PA 17815

Social Security / Individual Taxpayer ID No.:

xxx-xx 9687

Employer Tax ID / Other nos.:

DISCHARGE OF DEBTOR

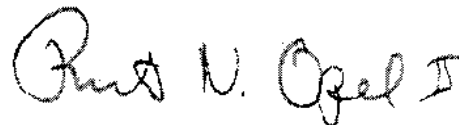
It appearing that the debtor is entitled to a discharge,

IT IS ORDERED:

The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code).

BY THE COURT

Dated: 9/4/12

A handwritten signature in black ink, appearing to read "Robert N. Opel". The signature is stylized with a large initial 'R' and a cursive 'Opel'.

Honorable Robert N. Opel
United States Bankruptcy Judge

SEE THE BACK OF THIS ORDER FOR IMPORTANT INFORMATION.

EXPLANATION OF BANKRUPTCY DISCHARGE IN A CHAPTER 7 CASE

This court order grants a discharge to the person named as the debtor. It is not a dismissal of the case and it does not determine how much money, if any, the trustee will pay to creditors.

Collection of Discharged Debts Prohibited

The discharge prohibits any attempt to collect from the debtor a debt that has been discharged. For example, a creditor is not permitted to contact a debtor by mail, phone, or otherwise, to file or continue a lawsuit, to attach wages or other property, or to take any other action to collect a discharged debt from the debtor. *[In a case involving community property:* There are also special rules that protect certain community property owned by the debtor's spouse, even if that spouse did not file a bankruptcy case.] A creditor who violates this order can be required to pay damages and attorney's fees to the debtor.

However, a creditor may have the right to enforce a valid lien, such as a mortgage or security interest, against the debtor's property after the bankruptcy, if that lien was not avoided or eliminated in the bankruptcy case. Also, a debtor may voluntarily pay any debt that has been discharged.

Debts That are Discharged

The chapter 7 discharge order eliminates a debtor's legal obligation to pay a debt that is discharged. Most, but not all, types of debts are discharged if the debt existed on the date the bankruptcy case was filed. (If this case was begun under a different chapter of the Bankruptcy Code and converted to chapter 7, the discharge applies to debts owed when the bankruptcy case was converted.)

Debts That are Not Discharged

Some of the common types of debts which are not discharged in a chapter 7 bankruptcy case are:

- a. Debts for most taxes;
- b. Debts incurred to pay nondischargeable taxes;
- c. Debts that are domestic support obligations;
- d. Debts for most student loans;
- e. Debts for most fines, penalties, forfeitures, or criminal restitution obligations;
- f. Debts for personal injuries or death caused by the debtor's operation of a motor vehicle, vessel, or aircraft while intoxicated;
- g. Some debts which were not properly listed by the debtor;
- h. Debts that the bankruptcy court specifically has decided or will decide in this bankruptcy case are not discharged;
- i. Debts for which the debtor has given up the discharge protections by signing a reaffirmation agreement in compliance with the Bankruptcy Code requirements for reaffirmation of debts; and
- j. Debts owed to certain pension, profit sharing, stock bonus, other retirement plans, or to the Thrift Savings Plan for federal employees for certain types of loans from these plans.

This information is only a general summary of the bankruptcy discharge. There are exceptions to these general rules. Because the law is complicated, you may want to consult an attorney to determine the exact effect of the discharge in this case.

Notice Recipients

District/Off: 0314 5
Case: 5:12-bk-02672-RNO

User: admin
Form ID: B18

Date Created: 09/04/2012
Total: 19

Recipients submitted to the BNC (Bankruptcy Noticing Center) without an address:
cr WELLS FARGO BANK, N.A.

TOTAL: 1

Recipients of Notice of Electronic Filing:

ust	United States Trustee	ustregion03.ha.ecf@usdoj.gov
tr	Robert P. Sheils, Jr (Trustee)	rsheils@sheilslaw.com
aty	D. Troy Sellars	pamb@fedpne.com
aty	Kevin Tanribilir	tanribilirlaw@verizon.net

TOTAL: 4

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Robin A. Kytle	2373 Second Street	Bloomsburg, PA 17815
4099975	BCC Financial Management Svcs.	POB 590097	Ft. Lauderdale, FL 33359 0097
4099976	Capital One	POB 85520	Richmond, VA 23285
4099977	Chase Bank	POB 15298	Wilmington, DE 19850
4099978	Discover Financial	POB 15316	Wilmington, DE 19850
4099979	Geisinger	100 North Academy Avenue	Danville, PA 17822 3941
4099980	HSBC Bank	POB 5253	Carol Stream, IL 60197
4099973	Kytle Robin A	2373 Second Street	Bloomsburg, PA 17815
4099981	Miramend Revenue Group	991 Oak Creek Drive	Lombard, IL 60148
4101521	Onemain Financial	990 Scott Town Center	Bloomsburg, PA 17815
4099983	Remit Corp	POB 7	Bloomsburg, PA 17815
4099974	Tanribilir Law PC	701 East Front Street	Berwick, PA 18603
4099984	Wells Fargo Home Mortgage	8480 Stagecoach Circle	Frederick, MD 21701
4099985	William L. Padner, D.M.D.	205 Chestnut Street	Berwick, PA 18603

TOTAL: 14

PHILAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

ROBIN A. KYTTLE
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-13
:
: 203-ED-102
: COLUMBIA COUNTY
:

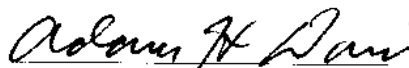
CERTIFICATION

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

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

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

By:



Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

ROBIN A. KYTTLE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-13
: 2013-ED-102

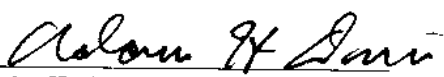
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant ROBIN A. KYTTLE is over 18 years of age and resides at 633 MINGLE INN ROAD, BERWICK, PA 18603-6306.

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


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) ROBIN A. KYTTLE at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff

v.

ROBIN A. KYTTLE
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-13
:
: 2013-ED-102
: COLUMBIA COUNTY
:

CERTIFICATION

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

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

By: Adam H. Davis
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

ROBIN A. KYTTLE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-13
:
: 2013-ED-102


VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant ROBIN A. KYTTLE is over 18 years of age and resides at 633 MINGLE INN ROAD, BERWICK, PA 18603-6306.

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


Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) ROBIN A. KYTTLE at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
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Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

WELLS FARGO BANK, N.A.
Plaintiff

v.

ROBIN A. KYTTLE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-13**
: **2013-ED-102**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **2373 2ND STREET, BLOOMSBURG, PA 17815-3110**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: **ROBIN A. KYTTLE**
Address (if address cannot be reasonably ascertained, please so indicate): **633 MINGLE INN ROAD
BERWICK, PA 18603-6306**
2. Name and address of Defendant(s) in the judgment:
Name: **ROBIN A. KYTTLE**
Address (if address cannot be reasonably ascertained, please so indicate): **633 MINGLE INN ROAD
BERWICK, PA 18603-6306**
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
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: **None.**
Address (if address cannot be reasonably ascertained, please indicate):

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

Name

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

TENANT/OCCUPANT

2373 2ND STREET
BLOOMSBURG, PA 17815-3110

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE, TPL
CASUALTY UNIT, ESTATE RECOVERY
PROGRAM

P.O. BOX 8486
WILLOW OAK BUILDING
HARRISBURG, PA 17105

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

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

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

Date: 6/12/13

By: Adam H. Davis

Phelan Hallinan, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHILAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

LEGAL DESCRIPTION

ALL that certain piece, parcel and lot of land situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Second Street and the western line of Angle Street; THENCE by said Second Street, South 67 degrees 15 minutes West, 57.3 feet to a point; THENCE North 22 degrees 45 minutes West, 199.5 feet more or less to the southern line of a 16 1/2 foot alley; THENCE by said alley, North 67 degrees 15 minutes East to the western line of Angle Street; THENCE by said Angle Street, South 22 degrees 45 minutes East, 199.5 feet to the place of beginning.

BEING Lot No. 14 as shown on map or plot as devised on December 1, 1945, by John T. Church, Registered Surveyor.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robin A. Kytte, by Deed from Felicia A. Bacon, nbm, Felicia A. Kile and Brian W. Kile, w/h, dated 05/15/2006, recorded 05/16/2006 in Instrument Number 200604843.

Tax Parcel: 31-3C2-125-00,000

Premises Being: 2373 2ND STREET, BLOOMSBURG, PA 17815-3110

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-13** **2013-ED-102**

WELLS FARGO BANK, N.A.

v.

ROBIN A. KYTTLE

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

2373 2ND STREET, BLOOMSBURG, PA 17815-3110

Parcel No. 31-3C2-125-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$97,377.88**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

ROBIN A. KYTTLE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-13 2013-ED-102

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20_____

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

WELLS FARGO BANK, N.A.

No.: 2013-CV-13

20.3-ED-102

Defendant

ROBIN A. KYTILE

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

2373 2ND STREET

BLOOMSBURG, PA 17815-3110

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

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

NOW,

County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number

(215)563-7000

Date

6/12/13

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD Bank, NA
3-180/360

001317648

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
6/10/2013

AMOUNT
****\$1,350.00

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

MAN [310142] 2373 2ND STREET (2013-CV-13)

AUTHORIZED SIGNATURE



⑈001317648⑈ ⑆036001808⑆ 361508666⑈