

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

TD Bank, NA  
3-180/360

001402072

Y ONE THOUSAND ONE HUNDRED EIGHTY-NINE AND 50 / 100 Dollars

DATE  
3/13/2014

AMOUNT  
\*\*\*\$1,189.50

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

DXB (805557) 226-D BLACK BEAR DRIVE (2013-CV-138)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001402072⑈ ⑈036001808⑈ 361508666⑈

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

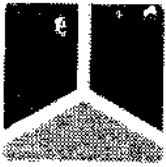


WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/09/2013	Advance Fee	Advance Fee	1333017	\$0.00	\$1,350.00
08/09/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/09/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/09/2013	Crying Sale			\$10.00	\$0.00
08/09/2013	Docketing			\$15.00	\$0.00
08/09/2013	Levy			\$15.00	\$0.00
08/09/2013	Mailing Costs			\$108.00	\$0.00
08/09/2013	Posting Handbill			\$15.00	\$0.00
08/09/2013	Press Enterprise Inc.			\$1,436.10	\$0.00
08/09/2013	Sheriff Automation Fund			\$50.00	\$0.00
08/09/2013	Web Posting			\$100.00	\$0.00
08/09/2013	Deputize Advance Fee		6215	\$100.00	\$0.00
11/08/2013	Advance Fee		135184	\$0.00	\$42.10
11/08/2013	Service			\$390.00	\$0.00
11/08/2013	Service Mileage			\$12.00	\$0.00
11/08/2013	Copies			\$13.00	\$0.00
11/08/2013	Notary Fee			\$10.00	\$0.00
11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Surcharge			\$270.00	\$0.00
				\$2,581.60	\$1,392.10
<b>TOTAL BALANCE:</b>				<b>\$(1,189.50)</b>	



PHELAN  
HALLINAN

Representing Lenders in Pennsylvania

Suite 1400  
1617 JFK Boulevard  
Philadelphia, PA 19103-1814  
Phone: (215) 320-0007 ext. 1125  
Front Desk (215) 563-7000  
Fax: 215-563-3826  
Patricia.Balitzky@phelanhallinan.com

Patricia Balitzky  
Supervisor, Ext. 1125

**Friday, March 14, 2014**

Office of the Sheriff  
Columbia County Courthouse  
35 West Main St.  
Bloomsburg, PA 17815  
**ATTN: REAL ESTATE DEPT**

**RE: WELLS FARGO BANK, N.A.**  
**v.**  
**MELISSA A. PETRO**

**No.: 2013-CV-138**

**Action in Mortgage Foreclosure**

**Premises: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005**

Dear Sir or Madam,

Please accept the attached check in the amount of \$1,189.50 in payment for the outstanding Sheriff's Costs due on this file for the prior stayed sale. Kindly, accept our new writ recently issued to your office and assign a Sheriff's Sale date to the file.

If there are any questions concerning the above matter, please contact me immediately.

Yours Truly,

Patricia A. Balitzky  
Supervisor  
Foreclosure – Judgment & Writ Department  
For Phelan Hallinan, LLP

PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Patrick Wirt

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** February 5, 2014

**Re:** Melissa Petro

**CC:**

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

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$1,189.50

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
MELISSA PETRO  
MELISSA PETRO

**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, February 5, 2014

**Writ of Execution No. :** 2013CV138

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17821

## 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	\$108.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$390.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$13.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$57.90
Surcharge	\$270.00

**Total Sheriff Costs** **\$2,709.50**

## Municipal Costs

Current Taxes	\$393.98
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**Total Municipal Costs** **\$393.98**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$3,158.48**

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

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

February 5, 2014

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.  
MELISSA A. PETRO  
226-D BLACK BEAR DRIVE CATAWISSA, PA 17820-8005  
No.: 2013-CV-138

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for February 5, 2014 due to the following:

\$0.00 was received in consideration of the stay. Please be advised that no funds were reported to be received.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo vs 116/158 12/10

NO. 134-13 ED NO. 138-13 JD

DATE/TIME OF SALE: Feb. 5 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX -- 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 01/28/2014 01:52:50 PM

Owner: PETRO DAVID W & MELISSA A

226-D BLACK BEAR DR

CATAWISSA PA 17820

Municipality: ROARING CREEK TWP

Parcel #: 30 -06 -025-11,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
028402	F	\$8.89	04/30/2014	\$9.07	06/30/2014	\$9.98	08/31/2014
		Payment					
028402	G	\$271.11	04/30/2014	\$276.64	06/30/2014	\$304.30	08/31/2014
		Payment					
028402	S	\$39.87	04/30/2014	\$40.68	06/30/2014	\$44.75	08/31/2014
		Payment					
028402	R	\$74.11	04/30/2014	\$75.62	06/30/2014	\$83.18	08/31/2014
		Payment					

**\$ 393.98**

Total Paid To Date:

\$0.00

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
MELISSA PETRO  
MELISSA PETRO

**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, November 13, 201

**Writ of Execution No. :** 2013CV138

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17821

## 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	\$108.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
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	\$390.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$13.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Other	\$57.90
Surcharge	\$270.00

*Sum 313.90*

**Total Sheriff Costs** **\$2,709.50**

## Distribution Costs

Recording Fees	\$55.00
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**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,764.50**

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)

**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) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

November 13, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.  
MELISSA A. PETRO  
226-D BLACK BEAR DRIVE CATAWISSA, PA 17820-8005  
No.: 2013-CV-138

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for November 13, 2013 due to the following: Title Claim.

The Property is to be relisted for the February 5, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Mitchell Nathan for  
Phelan Hallinan, LLP

# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>512.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>108.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</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>13.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>725.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1436.10</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1661.10</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>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

## MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>270.00</u>	
MISC. <u>Bonds (a)</u>	\$ <u>57.90</u>	
TOTAL *****		\$ <u>327.90</u>

TOTAL COSTS (OPENING BID) \$ 8784.50

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

MELISSA A. PETRO

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-138

No.: 2013-ED-134

**ORDER**

AND NOW, this 28 day of October, 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	\$137,480.39
Interest Through December 1, 2013	\$13,404.42
Late Charges	\$193.20
Legal fees	\$2,125.00
Cost of Suit and Title	\$1,256.76
Sheriff's Sale Costs	\$1,350.00
Property Inspections	\$120.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$783.06
Mortgage Insurance Premium to be paid	\$164.61
Escrow Deficit	\$2,691.77

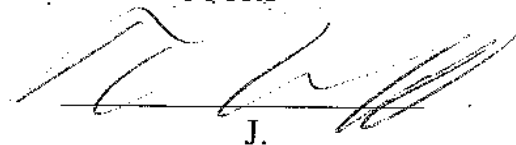
**TOTAL**

**\$159,569.21**

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.

FILED  
PROTHONOTARY  
2013 OCT 29 A 9 21  
CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

805557

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 Lenders in  
Pennsylvania

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

No.: 2013-CV-138  
No.: 2013-ED-134

Re: WELLS FARGO BANK, N.A. VS. MELISSA A. PETRO  
No.: 2013-CV-138, No.: 2013-ED-134

**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 11/13/2013 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

PHELAN HALLINAN, LLP  
Meredith Wooters, Esq., Id. No. 307207  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Meredith.Wooters@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.

MELISSA A. PETRO  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2013-CV-138  
: No.: 2013-ED-134

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".

  
Meredith Wooters, Esq., Id. No. 307207  
Attorney for Plaintiff

Date: 10/3/13

**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.

Michael Halpin, LLP  
667 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103

**ATK/ODA - 10/8/2013 SALE**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 226 D BLACK HFR DRIVE GATAWISSA, PA 17820-5005	\$0.45
2	****	ASCENSION POINT RECOVERY SERVICES ON BEHALF OF CITIBANK SOUTH DAKOTA, N.A. 200 COON RAPIDS BOULEVARD, SUITE 200 COON RAPIDS, MN 55631-5376	\$0.45
3	****	ASCENSION POINT RECOVERY SERVICES ON BEHALF OF CITIBANK SOUTH DAKOTA, N.A. CO EURR DREAMEY, ESQUIRE 200 COON RAPIDS BOULEVARD, SUITE 200 COON RAPIDS, MN 55631-5376	\$0.45
4	****	CHRISTOPHER T. VACKIEL N9 W. EIGHTH STREET BLOOMSBURG, PA 17815	\$0.45
5	****	CITIBANK (SOUTH DAKOTA) N.A. 701 E. 6TH STREET N SIOUX FALLS, SD 57104-0432	\$0.45
6	****	CITIBANK (SOUTH DAKOTA) N.A. GO BLATT, HASENMILLER, LEIBSKER & MOORE P.O. BOX C3900 SOUTH EASTERN, PA 15378	\$0.45
7	****	CITIBANK (SOUTH DAKOTA) N.A. CO DANIEL SANTUCCI, ESQUIRE BLATT, HASENMILLER, LEIBSKER & MOORE, LLC A GREAT VALLEY PARKWAY, SUITE 100 MALVERN, PA 19355	\$0.45
8	****	CITIBANK (SOUTH DAKOTA) N.A. CO DANIEL SANTUCCI, ESQUIRE MIRLAND CREDIT MANAGEMENT, INC. ONE INTERNATIONAL PLAZA, FIFTH FLOOR PHILADELPHIA, PA 19133	\$0.45
9	****	CITIBANK (SOUTH DAKOTA) N.A. CO GREGORY R. DYER, ESQUIRE BLATT, HASENMILLER, LEIBSKER & MOORE, LLC A GREAT VALLEY PARKWAY, SUITE 100 MALVERN, PA 19355	\$0.45
10	****	CITIBANK (SOUTH DAKOTA) N.A. CO GREGORY R. DYER, ESQUIRE BLATT, HASENMILLER, LEIBSKER & MOORE, LLC 115 S. WACKER, SUITE 400 CHICAGO, IL 60606	\$0.45
11	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 286601 HARRISBURG, PA 17128	\$0.45
12	****	DEPARTMENT OF PUBLIC WELFARE, TEL. CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 6486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.45
13	****	FIRST EASTERN BANK, N.A. P.O. BOX 479 WILKES BARRE, PA 18703	\$0.45
14	****	GE MONEY BANK 3135 EASTON TURNPIKE FAIRFIELD, CT 06424-0001	\$0.45
15	****	GE MONEY BANK 901 MAIN AVENUE NORWALK, CT 06851-1165	\$0.45
<p>U.S. MAIL PERMIT NO. 1000 NEW YORK, NY 10108-0001</p> <p>POSTAGE WILL BE PAID BY ADDRESSEE</p>			

U.S. POSTAGE & METS SERVICE

NO POSTAGE  
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IF MAILED  
IN THE  
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UNITED STATES

Form 3877 Facsimile

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of lost or damaged documents under Express Mail domestic reconstruction insurance is \$50,000 per piece and up to a total of \$100,000 per document. The maximum indemnity payable on Express Mail international is \$500. The maximum indemnity payable is \$25,000 per registered mail item with optional insurance. See Domestic Mail Manual R500.5913 and S912 for limitations of coverage.

Name and  
Address  
Of Sender

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

AZK/DDA -- 10/09/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	GE MONEY BANK C/O DAVID J. APOTHAKE, ESQUIRE APOTHAKE & ASSOCIATES, P.C. 520 FELLOWSHIP ROAD, #C306 MOUNT LAUREL, NJ 08054	\$0.45
2	****	GE MONEY BANK C/O KIMBERLY F. SCIAN, ESQUIRE APOTHAKE & ASSOCIATES, P.C. 520 FELLOWSHIP ROAD, #C306 MOUNT LAUREL, NJ 08054	\$0.45
3	****	TERRY J. & MEGAN N. BRONST 2268 BLACK BEAR DRIVE CATAWISSA, PA 17820	\$0.45
4	****	WILLIAM P. SAWICKIS 226C BLACK BEAR DRIVE CATAWISSA, PA 17820	\$0.45
5	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
6	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
7	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
8	****	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 17168-1754	\$0.45
TOTAL: 8 LINES, 8 PIECES (8 DOMESTIC) 10/09/2013			\$3.60

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of any lost or damaged document under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional insurance. See Domestic Mail Manual, R900 S913 and S921 for limitations of coverage.
--	---	---	--

Form 3877 Facsimile





**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) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

September 25, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. v.  
MELISSA A. PETRO  
226-D BLACK BEAR DRIVE CATAWISSA, PA 17820-8005  
No.: 2013-CV-138

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for October 9, 2013 due to the following: Additional Lienholder(s).

The Property is to be relisted for the November 13, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP

1617 John F. Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan LLP**

# Fax

↖

<b>To:</b> Columbia County Sheriff Office	<b>From:</b> Patrick Ralston
<b>Fax:</b> 570-389-5625	<b>Date:</b> September 25, 2013
<b>Phone:</b> 570-389-5622	<b>Pages:</b> 1
<b>Re:</b> Postpone Sale Date	<b>CC:</b>

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

**•Comments:**

Hello,

We would like to postpone our scheduled sheriff sale for one month to a date in November 2013. Currently the sale is set for 10/9/13 at 9:00 AM. Please provide a new sale date and time as soon as possible via fax to 215-563-8656.

RE:                WELLS FARGO BANK, N.A. v. MELISSA A. PETRO  
                     COLUMBIA County, 2013-CV-138

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

Thank you for your assistance in this matter.

Thank you,

Patrick Ralston

Fax – 215-563-8656

*Sale date  
November 13, 2013 0900*

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

REAL ESTATE TAX CERTIFICATION

Date: 09/17/2013

Fee: \$5.00

Cert. NO: 16532

PETRO DAVID W & MELISSA A  
226-D BLACK BEAR DR  
CATAWISSA PA 17820

District: ROARINGCREEK TWP  
Deed: 20040 -8467  
Location: 226 D BLACK BEAR DR  
Parcel Id:30 -06 -025-11,000

Assessment: 30,247  
Balances as of 09/17/2013

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

By: Columbia Co. Sheriff

Per: (Hem)

# COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

## TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 09/17/2013 12:04:19 PM

Owner: PETRO DAVID W & MELISSA A  
226-D BLACK BEAR CR  
CATAWISSA PA 17820

Municipality: ROARING CREEK TWP  
Parcel #: 30 -06 -025-11,000  
Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
028349	F	\$8.89	04/30/2013	\$9.07	06/30/2013	\$9.98	08/31/2013
		Discount Payment		05/02/2013		\$8.89	
028349	G	\$271.11	04/30/2013	\$276.64	06/30/2013	\$304.30	08/31/2013
		Discount Payment		05/02/2013		\$271.11	
028349	S	\$39.87	04/30/2013	\$40.68	06/30/2013	\$44.75	08/31/2013
		Discount Payment		05/02/2013		\$39.87	
028349	R	\$74.11	04/30/2013	\$75.62	06/30/2013	\$83.18	08/31/2013
		Discount Payment		05/02/2013		\$74.11	

Total Paid To Date:

\$393.98

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.  
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.  
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17821

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-4-13

Time: 15:45

Deputy: 4

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

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

(POSTING)

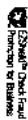
2013CV138

226-D BLACK BEAR DRIVE, CATAWISSA, PA 17821

EXP: 09/09/2013

COUNTY OF BERKS  
SHERIFF OF BERKS COUNTY PA  
633 COURT ST.  
READING, PA 19601

**METRO**  
**BANK**  
60-184-313



135184

PAY FORTY TWO DOLLARS TEN CENTS  
TO THE ORDER OF

SHERIFFS OFFICE OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815

DATE

8/22/13

AMOUNT

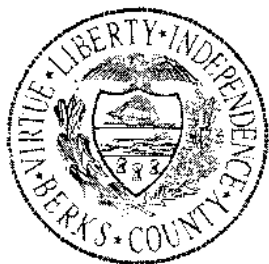
\$42.10



Security features. Details on back.

*[Signature]*  
AUTHORIZED SIGNATURE

⑈135184⑈ ⑆031301845⑆ 53 819017 4⑈



# COUNTY OF BERKS, PEN. SYLVANIA SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222


**Eric J. Weaknecht, Sheriff**

**John Stanton, Chief Deputy**

## AFFIDAVIT OF SERVICE

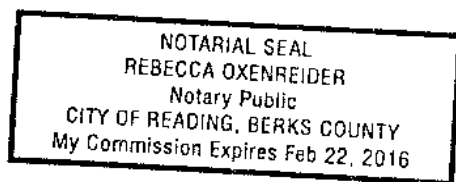
DOCKET NO. 13-COL134  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, Charles Parrott, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 8/20/2013 6:45:00PM, he served the annexed NOTICE OF SHERIFF'S SALE & DEBTOR'S RIGHTS upon MELISSA A PETRO, within named defendant, by handing a copy thereof to MELISSA A PETRO, HER personally, at 316 SWAMP ROAD, Caernarvon Township, Berks County, Pa., and made known to defendant the contents thereof.

  
DEPUTY SHERIFF OF BERKS COUNTY., PA  
Charles Parrott

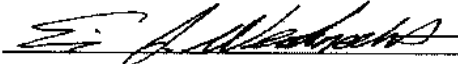
Sworn and subscribed before me  
this 21 day of Aug, 2013

  
NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers,

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings

\$ 100.00 DEPOSIT  
\$ 57.90 ACTUAL COST OF CASE  
\$ 42.10 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

*Dedicated to public service with integrity, virtue & excellence*

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

RECEIVED

2013 AUG 14 P 3:13

WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

SHERIFF'S OFFICE  
COUNTY OF BERKS  
Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 09/09/2013

Zone:

Warrant:

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

### Serve To:

Name: MELISSA PETRO

Primary Address: 281 SWAMP ROAD  
MORGANTOWN, PA 19543

Phone: DOB:

Alternate Address: 226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17821

Phone:

### Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

Now, August 09, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks 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

PETRO, MELISSA

2013CV138

281 SWAMP ROAD, MORGANTOWN, PA 19543

EXP: 09/09/2013





# COUNTY OF BERKS, PENNSYLVANIA SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor  
633 Court Street  
Reading, PA 19601

Phone: 610.478.6240  
Fax: 610.478.6222

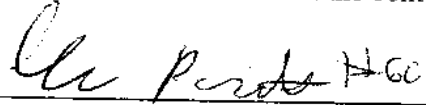
**Eric J. Weaknecht, Sheriff**

**John Stanton, Chief Deputy**

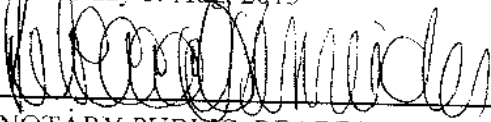
## AFFIDAVIT OF SERVICE

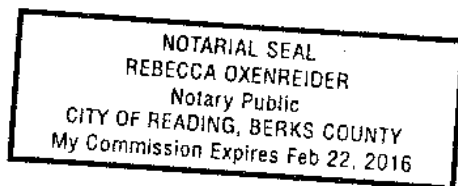
DOCKET NO. 13-COL134  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

Personally appeared before me, Charles Parrott, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on 8/20/2013 6:45:00PM, he served the annexed NOTICE OF SHERIFF'S SALE & DEBTOR'S RIGHTS upon MELISSA A PETRO, within named defendant, by handing a copy thereof to MELISSA A PETRO, HER personally, at 316 SWAMP ROAD, Caernarvon Township, Berks County, Pa., and made known to defendant the contents thereof.

  
DEPUTY SHERIFF OF BERKS COUNTY, PA  
Charles Parrott


Sworn and subscribed before me  
this 21 day of Aug, 2013

  
NOTARY PUBLIC, READING, BERKS CO., PA



Services made as set forth above

So Answers,

  
SHERIFF OF BERKS COUNTY, PA  
Eric J. Weaknecht

Sheriff's Costs in Above Proceedings  
\$ 100.00 DEPOSIT  
\$ 57.90 ACTUAL COST OF CASE  
\$ 42.10 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

*Dedicated to public service with integrity, virtue & excellence*

[www.countyofberks.com/sheriff](http://www.countyofberks.com/sheriff)

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

RECEIVED

2013 AUG 14 P 3:13

SHERIFF'S OFFICE  
COUNTY OF BERKS  
Case Number  
2013CV138

WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

### Serve To:

Name: MELISSA PETRO  
Primary Address: 281 SWAMP ROAD  
MORGANTOWN, PA 19543

Phone: DOB:

Alternate Address: 226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17821

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Notes / Special Instructions:

Now, August 09, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Berks 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

PETRO, MELISSA

2013CV138

281 SWAMP ROAD, MORGANTOWN, PA 19543

EXP: 09/09/2013

**Patrick R. Malone**  
412 562 1314  
patrick.malone@bipc.com

One Oxford Centre  
301 Grant Street, 20th Floor  
Pittsburgh, PA 15219-1410  
T 412 562 8800  
F 412 562 1041  
www.buchananingersoll.com

August 7, 2013

Columbia County Sheriff's Office  
35 W Main Street  
Bloomsburg, PA 17815

Re: *In re: Charitable Trust U/W Evelyn Mensinger, Docket No. 2013-OC-150,*  
*In re: Charitable Trust U/W John Vincent Low, Docket No. 2013-OC-151.*

Dear Sheriff:

Per your office's conversation with Steve DeWick of Buchanan, Ingersoll & Rooney P.C., I am requesting that you deputize the appropriate Sheriff's Departments, as discussed below, to serve the Petitions in the above-referenced cases.

At your earliest convenience, initiate the process to deputize the Sheriff of Berks County in order to serve the following Trustee for the charitable trust at issue in the case *In re: Charitable Trust U/W Evelyn Mensinger*, Docket No. 2013-OC-150 who resides in Berks County:

National Penn Bank  
116 Pear Street  
Boyertown, Pennsylvania 19512

In addition, please initiate the process to deputize the Sheriff of Allegheny County in order to serve the following Trustee for the charitable trust at issue in the case *In re: Charitable Trust U/W John Vincent Low*- Docket No. 2013-OC-151 who resides in Allegheny County:

PNC Bank  
249 5<sup>th</sup> Avenue,  
Pittsburgh, Pennsylvania 15222

RECEIVED

CLERK OF COURT  
COUNTY OF BERKS

2013 AUG 12 PM 3:03

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

(GREEN BI-LEVEL  
HOUSE)

### Serve To:

Name: WILLIAM SAWEIKIS

Primary Address: 226C BLACK BEAR DRIVE  
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	08/13/13	8/20/13	8-27-13			
Time:	1225	1405	1300			
Mileage:						
Deputy:	DANCECO	17	4			

### Service Attempt Notes:

1. N/A L/C
2. N/A L/C Card June

3. L/C

4. works @ Palachuk's (his brother)

5. William has off work this Fri. day the 30th

6.

SAWEIKIS, WILLIAM

2013CV138

226C BLACK BEAR DRIVE, CATAWISSA, PA 17820

EXP: 09/09/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

LOG CABIN

EVENING

### Serve To:

Name: TERRY & MEGAN BROBST

Primary Address: 226E BLACK BEAR DRIVE  
CATAWISSA, PA 17820

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: TERRY BROBST

Relation: D

Date: 8-22-13

Time: 1825

Deputy: S-12

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	07/12/13	8/20/13				
Time:	1230	1420				
Mileage:						
Deputy:	DANCELO	17				

### Service Attempt Notes:

1. No ans - HOUSES NOT MARKED - UNSURE ONLY HOUSE MARKED "C"
2. No Answer L/C
- 3.
- 4.
- 5.
- 6.

BROBST, TERRY & MEGAN

2013CV138

226E BLACK BEAR DRIVE, CATAWISSA, PA 17820

EXP: 09/09/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

PETRO

GRASSY  
DRIVEWAY - (VACANT)

### Serve To:

Name: OCCUPANT

Primary Address: 226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17821

Phone:

DOB:

Alternate Address:

VACANT

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 8/27/13

Time: 1:13:00

Deputy: 17

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	08/13/13	8/20/13				
Time:	1230	1415				
Mileage:						
Deputy:	DANCELO	17				

### Service Attempt Notes:

1. NO ANS - HOUSES NOT MARKED - UNSURE IF DORE?
2. L/c but 95% sure vacant &
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2013CV138

226-D BLACK BEAR DRIVE, CATAWISSA, PA 17821

EXP: 09/09/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

J-Net

### Serve To:

Name: CHRISTOPHER YACKIEL

Primary Address: 149 W. EIGHTH STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 2268 Black Bear Drive  
Catawissa

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8/20/13

Time: 1400

Deputy: 17

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:	8/12/13					
Time:	0835					
Mileage:						
Deputy:	17					

### Service Attempt Notes:

1. N/A L/C - Resident called and said doesn't know Yackiel - has been there 2 yrs
- 2.
- 3.
- 4.
- 5.
- 6.

YACKIEL, CHRISTOPHER

2013CV138

149 W. EIGHTH STREET, BLOOMSBURG, PA 17815

EXP: 09/09/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

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: SHERRY EVANS

Relation: CLERK

Date: 08-12-13

Time: 0827

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2013CV138

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/09/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia County

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 8-12-13

Time: 8:28

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2013CV138

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 09/09/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
MELISSA PETRO (et al.)

Case Number  
2013CV138

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/09/2013

Warrant:

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

### Serve To:

Name: Deanna Beaver

Primary Address: 389 Millgrove Road  
Catawissa, PA 17820

Phone: 570-799-5674

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CALE BEAVER

Relation:

HUSBAND

Date:

08/13/13

Time:

1250

Deputy:

DANIELLO

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BEAVER, DEANNA

2013CV138

389 MILLGROVE ROAD, CATAWISSA, PA 17820

EXP: 09/09/2013

## Document Receipt

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Trans #	649	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000006504

Doc Ref #: 134ED2013

Postage 4 8100

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	647	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking # 71901140006000006481

Doc Ref #: 134ED2013

Postage 4.8100

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	646	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking # 719011400060000006474

Doc Ref # 134ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	645	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 7190114000600006467

Doc Ref # 134ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	644	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Sh p to:

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 71901140006C00006450

Doc Ref #: 134ED2013

Postage 4.8100

HARRISBURG PA 17108

## Document Receipt

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Trans #	643	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

PITTSBURGH PA 15222

Tracking #: 71901140006000006443

Doc Ref #: 134ED2013

Postage: 4.8100



## Document Receipt

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Trans #	642	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 719U114C006000006436

Doc Ref #: 134ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	640	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8466

Tracking #: 71901140006000005412

Doc Ref #: 134ED2013

Postage 4.8100

HARRISBURG PA 17105

## Document Receipt

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Trans #	639	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

BUREAU OF INDIV TAXES

DEPT 280601

Tracking #: 71901140006000006405

Doc Ref #: 134ED2013

Postage 4.8100

HARRISBURG PA 17128

## Document Receipt

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Trans #	638	Carrier / service	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

FIRST EASTERN BANK

PO BOX 479

Tracking #: 71901140006000006399

Doc Ref #: 134ED2013

Postage 4.8100

WILKES-BARRE PA 18703

## Document Receipt

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Trans #	637	Carrier / service	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

ASCENSION POINT RECOVERY SVS

200 COON RAPIDS BLVD

Tracking #: 71931140006000006382

Doc Ref #: 134ED2013

Postage 4.8100

COON RAPIDS MN 55433

## Document Receipt

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Trans #	636	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to

CITIBANK NA

MIDLAND CREDIT MGT INC

ONE INTERNATIONAL PLAZA

Tracking # 719011400060000063/5

Doc Ref #: 134ED2513

Postage 4.6100

PHILADELPHIA PA 19113

## Document Receipt

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Trans #	635	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
Ship to:					
CITIBANK NA		BLATT, HASENMILLER, LEIBSKER & MOORE			
5 GREAT VALLEY PARKWAY		Tracking #: 719011400060000036368			
		Doc Ref #: 134ED2013			
		Postage 4.8100			
MALVERN	PA	19355			

## Document Receipt

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Trans #	634	Carrier / service	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

CITIBANK NA

BLATT, HASENMILLER,  
LEIBSKER & MOORE

PO BOX C3800

Tracking # 71901\*4000600006351

Doc Ref # 134ED2013

Postage 4.8100

SOUTH PA 19298  
EASTERN



## Document Receipt

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Trans #	633	Carrier / service	USPS Server	First-Class Mail®	8/3/2013 12:00:00 AM
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Ship to:

CITIBANK NA

701 E 60TH STREET N

Tracking #: 71901140006000006344

Doc Ref #: 134ED2013

Postage 4.8100

SIOUX FALLS SD 57104

## Document Receipt

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Trans #	632	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

GE MONEY BANK

APOTHAKE &amp; ASSOCIATES

520 FELLOWSHIP ROAD, #C360

Tracking # 71901140008000006337

Doc Ref # 134ED2013

Postage 4.8100

MOUNT LAUREL NJ 08054

## Document Receipt

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Trans #	631	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

GE MONEY BANK

901 MAIN AVENUE

Tracking # 71901140006000006320

Doc Ref # 134ED2013

Postage 4.8100

NOWALK CT 06851

## Document Receipt

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Trans #	630	Carrier / service:	USPS Server	First-Class Mail®	8/9/2013 12:00:00 AM
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Ship to:

GF MONEY BANK

3135 EASTON TPKE

Tracking # 71901140006000006313

Doc Ref # 134ED2013

Postage 4.8100

FAIRFIELD CT 06828

**WELLS FARGO BANK, N.A.**

Plaintiff

**v.**

**MELISSA A. PETRO**

Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-138**  
: **2013-ED-134**  
: **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 **226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005**.

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

Name

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

**MELISSA A. PETRO**

**281 SWAMP ROAD  
MORGANTOWN, PA 19543-9427**

2. Name and address of Defendant(s) in the judgment:

Name

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

**SAME AS ABOVE.**

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

Name

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

**GE MONEY BANK**

**3135 EASTON TURNPIKE  
FAIRFIELD, CT 06828-0001**

**GE MONEY BANK**

**901 MAIN AVENUE  
NORWALK, CT 06851-1168**

**GE MONEY BANK**

**C/O DAVID J. APOTHAKER, ESQUIRE**

**APOTHAKER & ASSOCIATES, P.C.  
520 FELLOWSHIP ROAD, #C306  
MOUNT LAUREL, NJ 08054**

**GE MONEY BANK**

**C/O KIMBERLY F. SCIAN, ESQUIRE**

**APOTHAKER & ASSOCIATES, P.C.  
520 FELLOWSHIP ROAD, #C306  
MOUNT LAUREL, NJ 08054**

**CITIBANK (SOUTH DAKOTA) N.A**

**701 E. 60TH STREET N  
SIOUX FALLS, SD 57104-0432**

**CITIBANK (SOUTH DAKOTA) N.A**

**C/O BLATT, HASENMILLER, LEIBSKER &  
MOORE**

**P.O. BOX C3800  
SOUTH EASTERN, PA 19398**

**CITIBANK (SOUTH DAKOTA) N.A**

**C/O DANIEL SANTUCCI, ESQUIRE**

**BLATT, HASENMILLER, LEIBSKER &  
MOORE, LLC  
5 GREAT VALLEY PARKWAY, SUITE 100  
MALVERN, PA 19355**

7  
CITIBANK (SOUTH DAKOTA) N.A.  
C/O DANIEL SANTUCCI, ESQUIRE

MIDLAND CREDIT MANAGEMENT, INC.  
ONE INTERNATIONAL PLAZA, FIFTH  
FLOOR  
PHILADELPHIA, PA 19113

CITIBANK (SOUTH DAKOTA) N.A.  
C/O GREGORY R. DYE, ESQUIRE

BLATT, HASENMILLER, LEIBSKER &  
MOORE, LLC  
5 GREAT VALLEY PARKWAY, SUITE 100  
MALVERN, PA 19355

CITIBANK (SOUTH DAKOTA) N.A.  
C/O GREGORY R. DYE, ESQUIRE

BLATT, HASENMILLER, LEIBSKER &  
MOORE, LLC  
125 S. WACKER, SUITE 400  
CHICAGO, IL 60606

7  
ASCENSION POINT RECOVERY SERVICES  
ON BEHALF OF CITIBANK SOUTH  
DAKOTA, N.A.

200 COON RAPIDS BOULEVARD, SUITE 200  
COON RAPIDS, MN 55433-5876

ASCENSION POINT RECOVERY SERVICES  
ON BEHALF OF CITIBANK SOUTH  
DAKOTA, N.A.  
C/O ERIN DEREMER, ESQUIRE

200 COON RAPIDS BOULEVARD, SUITE 200  
COON RAPIDS, MN 55433-5876

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

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

10  
FIRST EASTERN BANK, N.A.

P.O. BOX 479  
WILKES-BARRE, PA 18703

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

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

None.

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

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

None.

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

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

17  
TENANT/OCCUPANT

226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17820-8005

18  
COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

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

19  
DEPARTMENT OF PUBLIC WELFARE, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM

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

20  
CHRISTOPHER T. YACKIEL

149 W. EIGHTH STREET  
BLOOMSBURG, PA 17815

15 TERRY J. & MEGAN N. BROBST

226E BLACK BEAR DRIVE  
CATAWISSA, PA 17820

16 WILLIAM P. SAWEIKIS

226C BLACK BEAR DRIVE  
CATAWISSA, PA 17820

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

17 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

18 INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

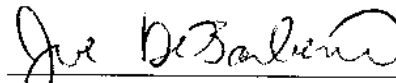
228 WALNUT STREET, SUITE 220  
PO BOX 11754  
HARRISBURG, PA 17108-1754

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:

8/7/13

By:



Phelan Hallinan, LLP

JOSEPH E. DEBARBERIE, Esq., Id. No. 315421

Attorney for Plaintiff

Phelan Hallinan, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV138

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, OCTOBER 09, 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 tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwesterly corner of a 50 foot Street leading from the Southerly right-of-way of Township Route No. 383 to the Northerly line of lands of Edward & Joan Petro, said pin also being 19.45 feet distant on a course running South 86 degrees 21 minutes 10 seconds West, 31.58 feet distant on a course running North 77 degrees 29 minutes 45 seconds West from the Southwesterly corner of lands of Lawrence J. Sr. & Sophie A. Petro; thence along the Northerly line of lands of Edward & Joan Petro North 77 degrees 29 minutes 45 seconds West 181.91 feet to an iron pin and other lands of Andrew P. Petro, Grantor herein; thence along lands of said Petro North 3 degrees 37 minutes 05 seconds East 228.80 feet to an iron pin; thence along same South 86 degrees 39 minutes 50 seconds East 178.46 feet to an iron pin on the Westerly right-of-way of the aforementioned 50 foot Street; thence along said right-of-way South 3 degrees 20 minutes 10 seconds West 257.58 feet to the place of beginning.

CONTAINING 1.000 acres of land, as surveyed by T. Bryce James, R.S., on August 26, 1974.

TOGETHER WITH THE RIGHT and privilege on the part of the Grantees in common with the Grantor, his heirs and assigns, as a means of ingress, egress, and regress to and from Township Route No. 383.

TITLE TO SAID PREMISES IS VESTED IN David W. Petro and Melissa A. Petro, h/w, by Deed from Joseph Andrew Petro and Erla Mae Petro, h/w, dated 07/26/2004, recorded 07/26/2004 in Instrument Number 200408467.

By virtue of the death of David w. Petro on 09/16/2010, sole ownership of the property was vested to Melissa A. Petro.

Tax Parcel: 30-06-025-11,000

Premises Being: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

PROPERTY ADDRESS: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17821

UPI / TAX PARCEL NUMBER: 30-06-025-11

Seized and taken into execution to be sold as the property of MELISSA PETRO, MELISSA PETRO in suit of WELLS FARGO.

**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 LLP  
PHILADELPHIA, PA 215-563-7000

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania



# REAL ESTATE OUTLINE

ED # 134-13

DATE RECEIVED 8-9-13  
DOCKET AND INDEX 8-9-13

## 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>1333017</u>

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

SALE DATE	<u>Oct. 9, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Sept. 5, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Sept. 18</u>	
	2 <sup>ND</sup> WEEK <u>25</u>	
	3 <sup>RD</sup> WEEK <u>Oct. 2, 13</u>	

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

vs.

MELISSA A. PETRO

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-138

2013-ED-134  
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: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005  
(See Legal Description attached)

Amount Due

Interest from 04/04/2013 to Date of Sale

@ \$23.66 per diem

\$143,928.86

\$\_\_\_\_\_ and costs.

Barbara N. Silvestri acting  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated 08-09-13  
(SEAL)

PH # 805557

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

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	
MELISSA A. PETRO	:	BK. No. 13-13876 REF
	:	
Debtor	:	Chapter No. 07
	:	
WELLS FARGO BANK, N.A.	:	
	:	
Movant	:	
	:	
v.	:	
MELISSA A. PETRO	:	
	:	
and	:	11 U.S.C. §362
ROBERT H. HOLBER, ESQUIRE (TRUSTEE)	:	
	:	
Respondents	:	
	:	

**ORDER MODIFYING §362 AUTOMATIC STAY**

AND NOW, this 5 day of June, 2013, at READING, upon Motion of WELLS FARGO BANK, N.A. (Movant), it is:

**ORDERED AND DECREED:** that Movant shall be permitted to communicate with the Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

**ORDERED** that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005(hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignee's, to proceed with its rights under the terms of said Mortgage; and it is further;

**ORDERED** that Rule 4001(a)(3) is not applicable and WELLS FARGO BANK, N.A. may immediately enforce and implement this Order granting Relief from the Automatic Stay.

  
RICHARD E. FEHLING, BANKRUPTCY JUDGE

ROBERT H. HOLBER, ESQUIRE (TRUSTEE)  
41 EAST FRONT STREET  
MEDIA, PA 19063

MELISSA A. PETRO  
281 SWAMP ROAD  
MORGANTOWN, PA 19543-9427

STEPHEN J ROSS, ESQUIRE  
152 E HIGH ST STE 100  
POTTSTOWN, PA 19464

UNITED STATES TRUSTEE  
833 CHESTNUT STREET, SUITE 500  
PHILADELPHIA, PA 19107

PHELAN HALLINAN, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
josephe.debarberie@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

**MELISSA A. PETRO**  
Defendant(s)

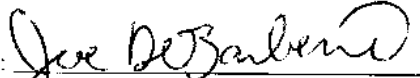
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-138  
:  
: 2013-ED-134  
: COLUMBIA COUNTY  
:

**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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) 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  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
josephe.debarberie@phclanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**WELLS FARGO BANK, N.A.**  
Plaintiff

v.

**MELISSA A. PETRO**  
Defendant(s)

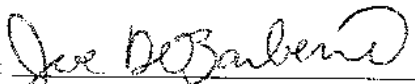
: COURT OF COMMON PLEAS  
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: CIVIL DIVISION  
:  
: NO.: 2013-CV-138  
:  
: 2013-ED-134  
: COLUMBIA COUNTY  
:

**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:

- (X) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- ( ) 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  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
JOSEPH F. DEBARBERIE, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
josephe.debarberie@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

MELISSA A. PETRO

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-138  
: 2013-ED-134

**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 MELISSA A. PETRO is over 18 years of age and the defendant's last known address is 281 SWAMP ROAD, MORGANTOWN, PA 19543-9427.

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



Phelan Hallinan, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
josephe.debarberie@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

MELISSA A. PETRO

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-138  
: 2013-ED-134

**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 MELISSA A. PETRO is over 18 years of age and the defendant's last known address is 281 SWAMP ROAD, MORGANTOWN, PA 15543-9427.

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



Phelan Hallinan, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No.315421  
Attorney for Plaintiff

WELLS FARGO BANK, N.A.  
Plaintiff

v.

MELISSA A. PETRO  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-138  
:  
: 2013-ED-134  
: 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 **226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005.**

1. Name and address of Owner(s) or reputed Owner(s):  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
MELISSA A. PETRO 281 SWAMP ROAD  
MORGANTOWN, PA 19543-9427
2. Name and address of Defendant(s) in the judgment:  
Name Address (if address cannot be reasonably ascertained, please so indicate)  
  
SAME AS ABOVE.
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
Name Address (if address cannot be reasonably ascertained, please indicate)  
  
GE MONEY BANK 3135 EASTON TURNPIKE  
FAIRFIELD, CT 06828-0001  
  
GE MONEY BANK 901 MAIN AVENUE  
NORWALK, CT 06851-1168  
  
GE MONEY BANK APOTHAKE & ASSOCIATES, P.C.  
C/O DAVID J. APOTHAKE, ESQUIRE 520 FELLOWSHIP ROAD, #C306  
MOUNT LAUREL, NJ 08054  
  
GE MONEY BANK APOTHAKE & ASSOCIATES, P.C.  
C/O KIMBERLY F. SCIAN, ESQUIRE 520 FELLOWSHIP ROAD, #C306  
MOUNT LAUREL, NJ 08054  
  
CITIBANK (SOUTH DAKOTA) N.A. 701 E. 60TH STREET N  
SIOUX FALLS, SD 57104-0432  
  
CITIBANK (SOUTH DAKOTA) N.A. P.O. BOX C3800  
C/O BLATT, HASENMILLER, LEIBSKER & SOUTH EASTERN, PA 19398  
MOORE  
  
CITIBANK (SOUTH DAKOTA) N.A. BLATT, HASENMILLER, LEIBSKER &  
C/O DANIEL SANTUCCI, ESQUIRE MOORE, LLC  
5 GREAT VALLEY PARKWAY, SUITE 100  
MALVERN, PA 19355



**CITIBANK (SOUTH DAKOTA) N.A  
C/O DANIEL SANTUCCI, ESQUIRE**

**MIDLAND CREDIT MANAGEMENT, INC.  
ONE INTERNATIONAL PLAZA, FIFTH  
FLOOR  
PHILADELPHIA, PA 19113**

**CITIBANK (SOUTH DAKOTA) N.A  
C/O GREGORY R. DYE, ESQUIRE**

**BLATT, HASENMILLER, LEIBSKER &  
MOORE, LLC  
5 GREAT VALLEY PARKWAY, SUITE 100  
MALVERN, PA 19355**

**CITIBANK (SOUTH DAKOTA) N.A  
C/O GREGORY R. DYE, ESQUIRE**

**BLATT, HASENMILLER, LEIBSKER &  
MOORE, LLC  
125 S. WACKER, SUITE 400  
CHICAGO, IL 60606**

**ASCENSION POINT RECOVERY SERVICES  
ON BEHALF OF CITIBANK SOUTH  
DAKOTA, N.A.**

**200 COON RAPIDS BOULEVARD, SUITE 200  
COON RAPIDS, MN 55433-5876**

**ASCENSION POINT RECOVERY SERVICES  
ON BEHALF OF CITIBANK SOUTH  
DAKOTA, N.A.  
C/O ERIN DEREMER, ESQUIRE**

**200 COON RAPIDS BOULEVARD, SUITE 200  
COON RAPIDS, MN 55433-5876**

4. Name and address of last recorded holder of every mortgage of record:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)

**FIRST EASTERN BANK, N.A.**

**P.O. BOX 479  
WILKES-BARRE, PA 18703**

5. Name and address of every other person who has any record lien on the property:  
Name Address (if address cannot be  
reasonably ascertained, please indicate)

**None.**

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

**None.**

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

**TENANT/OCCUPANT**

**226-D BLACK BEAR DRIVE  
CATAWISSA, PA 17820-8005**

**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**

**CHRISTOPHER T. YACKIEL**

**149 W. EIGHTH STREET  
BLOOMSBURG, PA 17815**

TERRY J. & MEGAN N. BROBST

226E BLACK BEAR DRIVE  
CATAWISSA, PA 17820

WILLIAM P. SAWICKIS

226C BLACK BEAR DRIVE  
CATAWISSA, PA 17820

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: 8/7/13

By:   
Phelan Hallinan, LLP  
JOSEPH E. DEBARBERIE, Esq., Id. No. 315421  
Attorney for Plaintiff  
PHELAN HALLINAN, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-138

MELISSA A. PETRO

: 2013-ED-134  
Defendant(s) : COLUMBIA COUNTY  
:

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: MELISSA A. PETRO  
281 SWAMP ROAD  
MORGANTOWN, PA 19543-9427

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

Your house (real estate) at **226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$143,928.86** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**

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

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

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013-CV-138**

**WELLS FARGO BANK, N.A.**

v.

**MELISSA A. PETRO**

owner(s) of property situate in **ROARING CREEK TOWNSHIP, COLUMBIA County,**  
Pennsylvania, being

**226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005**

**Parcel No. 30-06-025-11,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$143,928.86**

**Attorneys for Plaintiff**

**Phelan Hallinan, LLP**

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel and tract of land situate in Roaring Creek Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwesterly corner of a 50 foot Street leading from the Southerly right-of-way of Township Route No. 383 to the Northerly line of lands of Edward & Joan Petro, said pin also being 19.45 feet distant on a course running South 86 degrees 21 minutes 10 seconds West, 31.58 feet distant on a course running North 77 degrees 29 minutes 45 seconds West from the Southwesterly corner of lands of Lawrence J. Sr. & Sophie A. Petro; thence along the Northerly line of lands of Edward & Joan Petro North 77 degrees 29 minutes 45 seconds West 181.91 feet to an iron pin and other lands of Andrew P. Petro, Grantor herein; thence along lands of said Petro North 3 degrees 37 minutes 05 seconds East 228.80 feet to an iron pin; thence along same South 86 degrees 39 minutes 50 seconds East 178.46 feet to an iron pin on the Westerly right-of-way of the aforementioned 50 foot Street; thence along said right-of-way South 3 degrees 20 minutes 10 seconds West 257.58 feet to the place of beginning.

CONTAINING 1.000 acres of land, as surveyed by T. Bryce James, R.S., on August 26, 1974.

TOGETHER WITH and SUBJECT TO a right of way as a means of ingress, egress, and regress to and from Township Route No. 383 as stated in prior deeds of records.

TITLE TO SAID PREMISES IS VESTED IN David W. Petro and Melissa A. Petro, h/w, by Deed from Joseph Andrew Petro and Erla Mae Petro, h/w, dated 07/26/2004, recorded 07/26/2004 in Instrument Number 200408467.

*By virtue of the death of David w. Petro on 09/16/2010, sole ownership of the property was vested to Melissa A. Petro.*

Tax Parcel: 30-06-025-11,000

Premises Being: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

### LEGAL DESCRIPTION

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Premises Being: 226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2013-CV-138    2013 - ED - 134

**WELLS FARGO BANK, N.A.**

v.

**MELISSA A. PETRO**

owner(s) of property situate in **ROARING CREEK TOWNSHIP**, COLUMBIA County,  
Pennsylvania, being

**226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005**

**Parcel No. 30-06-025-11,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$143,928.86**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP



## **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) MELISSA A. PETRO at any out of county address(es) via process server for this action. We request that the Sheriff's Office still attempt to serve all defendants at the mortgaged premises address as indicated on the attached Sheriff's Service request form included in the writ package.

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

# 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-138

2013-ED-134

Defendant

MELISSA A. PETRO

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

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

226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

8/7/13

**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

# 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-138

2013-ED-134

Defendant

MELISSA A. PETRO

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.

MELISSA A. PETRO

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

226-D BLACK BEAR DRIVE, CATAWISSA, PA 17820-8005

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

☐ Defendant

Telephone Number

Date

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

(215)563-7000

8/7/13

**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

# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

MELISSA A. PETRO

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2013-CV-138

2013-ED-134  
ISSUED

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

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

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

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

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

TD Bank, NA  
3-180/360

001333017

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
8/2/2013

AMOUNT  
\*\*\*\*\$1,350.00

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

DDA [805557] 226-D BLACK BEAR DRIVE (2013-CV-138)

AUTHORIZED SIGNATURE

*Thomas J. Hallinan*

⑈001333017⑈ ⑆036001808⑆ 361508666⑈