



1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-567-0072
MELISSA.CONNOR@fedphe.com

MELISSA CONNOR
Legal Assistant, Ext. 1342

June 2, 2014

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

Re: CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER
941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517
2013-CV-1201

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,


Melissa Connor
On behalf of Phelan Hallinan, LLP

cc: WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

PH # 929033

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

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)
Timonthy Chamberlain, Sheriff

C. Date of Acceptance of Document June 2, 2014

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
**941 BEAVER VALLEY ROAD, BLOOMSBURG, PA
17815-7517**

City, Township, Borough
BEAVER TOWNSHIP

County
COLUMBIA

School District
BLOOMSBURG AREA S.D.

Tax Parcel Number
01-11-009-00-000

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

1. Actual Cash Consideration
\$2,271.79 (winning bid)

2. Other Consideration
+ -0-

3. Total Consideration
= \$2,271.79

4. County Assessed Value
\$20,694.00

5. Common Level Ratio Factor
x 3.55

6. Fair Market Value
= \$73,463.70

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
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____ (Name of Decedent) Estate File Number _____
- ☐ 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

MELISSA CONNOR

Date

6/2/14

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

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

TD Bank, N/A
3-180/360

001407424

DATE
3/28/2014

AMOUNT
***\$967.23

PAY NINE HUNDRED SIXTY-SEVEN AND 23 / 100 Dollars

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

PXW [929033] 941 BEAVER VALLEY ROAD (2013-CV-1201)

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001407424⑈ ⑆036001808⑆ 361508666⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Cristal & Adam Hensley

NO. 20813 ED NO. 12113 JD

DATE/TIME OF SALE: Dec 11 0900

BID PRICE (INCLUDES COST) \$ 2271.79

POUNDAGE - 2% OF BID \$ 45.44

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2317.23

PURCHASER(S): Mike Hagen

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2317.23

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 967.23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
CRYSTAL HUNSINGER
ADAM HUNSINGER

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, March 19, 2014

Writ of Execution No. : 2013CV1201

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 941 BEAVER VALLEY ROAD, 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.	\$1,087.62
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	\$225.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$160.00

Total Sheriff Costs **\$1,973.62**

Municipal Costs

Current Taxes	\$243.17
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Total Municipal Costs **\$243.17**

Distribution Costs

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

Grand Total: **\$2,271.79**

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, Inc.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1201

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, MARCH 19, 2014.
AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:
BEGINNING on the North side of the public road leading from Shumantown to Mountaintown Grove at corner of land of Martha Schlicher; Thence Northwardly along said Schlicher land three hundred and forty-eight and one-half feet to other land of Barbara Bolinski; Thence Eastwardly parallel to said public road one hundred and twenty five feet to other land of said Barbara Bolinski; Thence Southerly parallel with said Schlicher line three hundred and forty-eight and one-half feet to said public road, and thence along said public road Easterly one hundred and twenty five feet to the place of beginning.
CONTAINING one acre of land.

TITLE TO SAID PREMISES IS VESTED IN Adam C. Hunsinger and Crystal A. Hunsinger, h/w, by Deed from Goldie F. Dubyak, widow, dated 09/29/2003, recorded 09/30/2003 in Instrument Number 200312648.
Tax Parcel: 01-11-009-00-000
Premises Being: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

PROPERTY ADDRESS: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-11-009

Seized and taken into execution to be sold as the property of CRYSTAL HUNSINGER, ADAM HUNSINGER in suit of WELLS FARGO BANK, NA.

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.

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

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

aw deposes and says that Press Enterprise is at office and place of business at 3185 Columbia and State of Pennsylvania, and was been published daily, continuously in said attached notice February 26 and March 5, 12, sher or designated agent of the owner or sement was published; that neither the affiant ter of said notice and advertisement and that to time, place, and character of publication are

[Handwritten signature]

.....day of March.....2014.....

[Handwritten initials]

(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
or publishing the foregoing notice, and the

SHERIFF'S SALE COST SHEET

VS. _____

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

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</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>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>7.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>486.00</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1087.62</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1312.62</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>243.17</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>248.17</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2276.79

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

March 10, 2014

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

AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.

COLUMBIA COUNTY

PII # 929033

DEFENDANT
CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

SERVICE TEAM/ lmm
COURT NO.: 2013-CV-1201

SERVE CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
AT:
11 FIREHALL RD
BLOOMSBURG, PA 17815-8367
****please rush service*****

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 19, 2014

SERVED

Served and made known to CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER, Defendant on the
17th day of FEBRUARY, 20 14, at
8:30 o'clock P. M., at 11 FIREHALL RD, BLOOMSBURG, PA, in the manner described below:

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

Description: Age 40 Height 5'6" Weight 220 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: 2/17/14

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 (FILMC)

PLAINTIFF
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

PH # 800626

DEFENDANT
CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

SERVICE TEAM/ lmm
COURT NO.: 2013-CV-324

SERVE CLARA L. BOWMAN AT:
1332C UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 18, 2014

SERVED

Served and made known to **CLARA L. BOWMAN**, Defendant on the 20TH day of FEBRUARY, 2014, at 11:35 o'clock A. M., at 1332C UPPER RAVEN CK. RD., in the manner described below:

☐ Defendant personally served.

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

Relationship is DAUGHTER RACHAEL BOWMAN

☐ 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 22 Height 5'-6" Weight 115 Race W Sex F Other BLACK HAIR

I, J. NEUBAUER, 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: 02-20-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

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 (FHLMC)

PLAINTIFF
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

PH # 800626

DEFENDANT
CLARA L. BOWMAN
HOWARD W. BOWMAN, JR

SERVICE TEAM/ lmm
COURT NO.: 2013-CV-324

SERVE HOWARD W. BOWMAN, JR AT:
1332C UPPER RAVEN CREEK ROAD
BENTON, PA 17814-7763

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 18, 2014

SERVED

Served and made known to HOWARD W. BOWMAN, JR., Defendant on the 20TH day of FEBRUARY, 20 14, at 11:35 o'clock A. M., at 1332C UPPER RAVEN CR RD in the manner described below:

- ☐ Defendant personally served.
- ☒ Adult family member with whom Defendant(s) reside(s).
Relationship is DAUGHTER RACHAEL BOWMAN
- ☐ 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 22 Height 5'6" Weight 115 Race W Sex F Other BLACK HAIR

I, J. NEUBAUER, 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: 02-20-2014

NAME: John Neuber
PRINTED NAME: JOHN NEUBAUER
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

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

Lauren Matter
Legal Assistant, Ext. 1399

Representing Lenders in
Pennsylvania and New Jersey

February 7, 2014

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,

Lauren Matter
Enclosure

AFFIDAVIT OF SERVICE (FHL/MC)

PLAINTIFF
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.

COLUMBIA COUNTY

PH # 929033

DEFENDANT
CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

SERVICE TEAM/Imm
COURT NO.: 2013-CV-1201

SERVE ADAM HUNSINGER A/K/A ADAM C. HUNSINGER AT:
941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 19, 2014

****DIVORCED- One cannot accept service for the other****

SERVED

Served and made known to ADAM HUNSINGER A/K/A ADAM C. HUNSINGER, Defendant on the 13th day of JANUARY, 20 14, at

4:50, o'clock P. M., at 941 BEAVER VALLEY ROAD, in the manner described below:

☒ Defendant personally served, BLOOMSBURG, PA.

☐ 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^c Height 6'0" Weight 200 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: 1/13/14

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. S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

COLUMBIA COUNTY

PH # 932289

DEFENDANT

DEAN H. BOGERT
MARY ANN BOGERT

SERVICE TEAM/lmm

COURT NO.: 2013-CV-1416

SERVE MARY ANN BOGERT AT:
3312 3RD STREET
BLOOMSBURG, PA 17815-3316

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 19, 2014

SERVED

Served and made known to MARY ANN BOGERT, Defendant on the 24th day of JANUARY, 20 14, at 6:10 o'clock P. M., at 3312 3RD ST, BLOOMSBURG, PA in the manner described below:

☐ Defendant personally served.

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

Relationship is HUSBAND

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

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

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

☐ an officer of said Defendant's company.

☐ Other: _____

Description: Age 50 Height 5'10" Weight 185 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: 1/24/14

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. S/B/M TO WELLS FARGO HOME
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

COLUMBIA COUNTY

PH # 932289

DEFENDANT
DEAN H. BOGERT
MARY ANN BOGERT

SERVICE TEAM/ Inm
COURT NO.: 2013-CV-1416

SERVE DEAN H. BOGERT AT:
3312 3RD STREET
BLOOMSBURG, PA 17815-3316

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: March 19, 2014

SERVED

Served and made known to DEAN H. BOGERT, Defendant on the 24th day of JANUARY, 20 14, at 6:10 o'clock P. M., at 3312 3RD 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 50 Height 5'10" Weight 185 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: 1/24/14

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

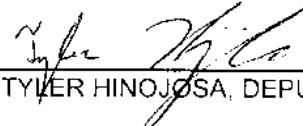


WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SHERIFF'S RETURN OF SERVICE

01/09/2014 02:00 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE LANE HUNSINGER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ADAM HUNSINGER AT 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815.



TYLER HINOJOSA, DEPUTY

SO ANSWERS,



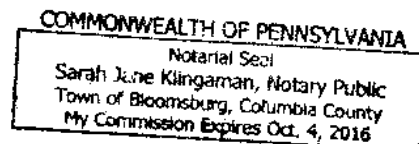
TIMOTHY T. CHAMBERLAIN, SHERIFF

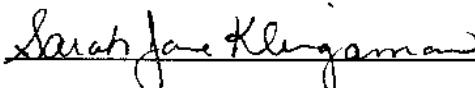
January 10, 2014

NOTARY

Affirmed and subscribed to before me this

10TH day of JANUARY, 2014





Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SHERIFF'S RETURN OF SERVICE

12/18/2013 02:50 PM - DEPUTY TYLER HINOJOSA, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MIKE HIXSON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR CRYSTAL HUNSINGER AT 11 FIREHALL ROAD, BLOOMSBURG, PA 17815.

Tyler Hinojosa
TYLER HINOJOSA, DEPUTY

SO ANSWERS,

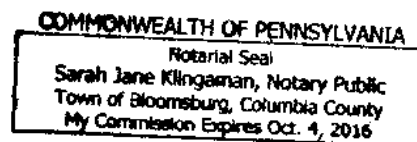
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of DECEMBER, 2013



Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

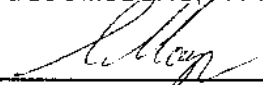


WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SHERIFF'S RETURN OF SERVICE

02/06/2014 03:32 PM - DEPUTY SCOTT MAYERNICK, 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 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 2014

NOTARY

Affirmed and subscribed to before me this

7TH day of FEBRUARY, 2014

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 01/17/2014

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 2-6-14

Time: 15:30

Deputy: 3

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)

2013CV1201

941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 01/17/2014

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-1201
No.:

Re: WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. VS. CRYSTAL
HUNSINGER A/K/A CRYSTAL A. HUNSINGER, and ADAM HUNSINGER A/K/A ADAM C.
HUNSINGER

No.: 2013-CV-1201, 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 03/19/2014 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
John Michael Kolesnik, Esq., Id. No. 308877
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
John.Kolesnik@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A., S/B/M WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff,

v.

CRYSTAL HUNSINGER A/K/A CRYSTAL A.
HUNSINGER
ADAM HUNSINGER A/K/A ADAM C.
HUNSINGER
Defendant(s)

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

No.: 2013-CV-1201
No.:

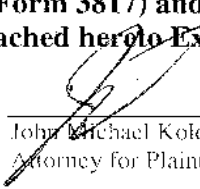
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

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: _____

1/31/14


John Michael Kolesnik, Esq., Id. No. 308877
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.

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.**

Plaintiff

v.

**CRYSTAL HUNSINGER A/K/A CRYSTAL A.
HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER**

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1201**
:
: **COLUMBIA COUNTY**

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Præcipe for the Writ of Execution was filed, the following information concerning the real property located at **941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517**.

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

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

**ADAM HUNSINGER A/K/A ADAM C.
HUNSINGER**

**941 BEAVER VALLEY ROAD, BLOOMSBURG,
PA 17815-7517**

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

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

**CRYSTAL HUNSINGER A/K/A CRYSTAL A.
HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**ADAM HUNSINGER A/K/A ADAM C.
HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

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

NONE

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

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

PNC BANK, NATIONAL ASSOCIATION

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

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

**PA DEPARTMENT OF REVENUE BUREAU
OF INDIVIDUAL TAXES INHERITANCE
TAX DIVISION**

**P.O. BOX 280601
HARRISBURG, PA 17128-0601**

**ADAM HUNSINGER
C/O SUSAN M. HILL, ESQUIRE**

**38 WEST 3RD STREET
BLOOMSBURG, PA 17815**

**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**

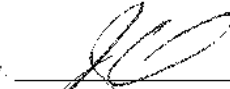
**228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754**

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:

1/31/14

By:



Phelan Hallinan, LLP

John Michael Kolesnik, Esq., Id. No. 308877

Attorney for Plaintiff

THELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

Name and
Address
Of Sender



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

AZK/CET - 03/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 941 BEAVER VALLEY ROAD BLOOMSBURG, PA 17815-7517	\$0.45
2	****	ADAM HUNSINGER C/O SUSAN M. HILL, ESQUIRE 38 WEST 3RD STREET BLOOMSBURG, PA 17815	\$0.45
3	****	Department of Public Welfare, TPL Casuality Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.45
4	****	PA Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601	\$0.45
5	****	PNC BANK, NATIONAL ASSOCIATION 2730 LIBERTY AVENUE PITTSBURGH, PA 15222	\$0.45
6	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.45
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.45
9	****	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	\$0.45
		RE: CRYSTAL HUNSINGER AKA CRYSTAL A. HUNSINGER (COLUMBIA) PH # 929033/1021	\$4.05
Page 1 of 1 Whit Team			

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 nonnegotiable documents 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 3500.913 and 3521 for limitations of coverage.
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Form 3877 Facsimile

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

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 17006

HUNSINGER ADAM C
941 BEAVER VALLEY ROAD
BLOOMSBURG PA 17815

District: BEAVER TWP
Deed: 20130 -8981
Location: 941 BEAVER VALLEY RD
Parcel Id:01 -11 -009-00,000

Assessment: 20,694
Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____ Per: _____

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 01:06:21 PM

Owner: HUNSINGER ADAM C

941 BEAVER VALLEY ROAD

BLOOMSBURG PA 17815

Municipality: BEAVER TWP

Parcel #: 01 -11 -009-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
000459	G	\$185.48	04/30/2014	\$189.27	06/30/2014	\$208.20	08/31/2014
		Payment					
000459	S	\$27.27	04/30/2014	\$27.83	06/30/2014	\$30.61	08/31/2014
		Payment					
000459	R	\$30.42	04/30/2014	\$31.04	06/30/2014	\$34.14	08/31/2014
		Payment					

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.

**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

WELLS FARGO BANK, N.A., S/B/M WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff

vs.

CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-1200

FILED
PROTHONOTARY
2014 JAN 21 P 2:13
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

ORDER

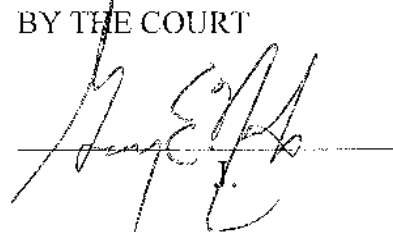
AND NOW, this 21st day of January, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$48,402.10
Interest Through February 4, 2014	\$2,545.76
Late Charges	\$104.94
Legal fees	\$2,225.00
Cost of Suit and Title	\$819.00
Property Inspections	\$30.00
Escrow Deficit	\$521.22
Suspense/Misc. Credits	(\$18.40)
TOTAL	\$54,629.62

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



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/17/2014

Zone:

Warrant:

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

Serve To:

Name: ADAM HUNSINGER

Primary Address: 941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Lane Hunsinger

Relation: Son

Date: 1/9/14 Time: 14:00

Deputy: 17 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.

HUNSINGER, ADAM

2013CV1201

941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 01/17/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/17/2014

Warrant:

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

Serve To:

Name: ADAM HUHSINGER

Primary Address: C/O SUSAN HILL, ESQ.
38 WEST THIRD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Deborah A. Blenk

Relation: Legal Secretary

Date: 12/26/13

Time: 2:45

Deputy: 16

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. _____

HUHSINGER, ADAM

2013CV1201

C/O SUSAN HILL, ESQ., 38 WEST THIRD STREET, BLOOM EXP: 01/17/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/17/2014

Zone:

Warrant:

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

11 Firehall Rd
Bloomsburg

Serve To:

Name: CRYSTAL HUNSINGER

Primary Address: 941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 35 WEST MAIN STREET
SHERIFF OFFICE
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Mike Hixson

Relation: fiancé

Date: 12/18/13 Time: 14:50

Deputy: 17 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. _____

HUNSINGER, CRYSTAL

2013CV1201

941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 01/17/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 01/17/2014

Zone:

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:

12-18-13

Time:

11:40

Deputy:

17

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

2013CV1201

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/17/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CRYSTAL HUNSINGER (et al.)

Case Number
2013CV1201

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/17/2014

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: Karen Richendrfer

Relation: Clerk II

Date: 12-18-13

Time: 11:40

Deputy: 17

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

2013CV1201

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/17/2014

Document Receipt

Trans #	1604	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
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Ship to:

PNC BANK NA

2730 LIBERTY AVENUE

Tracking #: 71901140006000016084

Doc Ref #: 205ED2013

Postage 4.8100

PITTSBURGH PA 15222

Document Receipt

Trans #	1605	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking # 71901140006000016091

Doc Ref #: 205ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1606	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
Ship to:					
COMMONWEALTH OF PA					
PO BOX 2675					
			Tracking #	71901140008000016107	
			Doc Ref #	225ED2013	
			Postage	4.8100	
HARRISBURG PA 17105					

Document Receipt

Trans #	1607	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
Ship to:					
INTERNAL REVENUE SERVICE					
1000 LIBERTY AVENUE ROOM 704			Tracking #:	71901140306000016114	
			Doc Ref #:	205ED2013	
			Postage	4.8100	
PITTSBURGH PA 15222					

Document Receipt

Trans #	1608	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
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Ship to:

US DEPT OF JUSTICE

US ATTY FOR MIDDLE
DISTRICT

PO BOX 11754

Tracking #: 71901140006000016121

Doc Ref #: 205ED2013

Postage: 4.8100

HARRISBURG PA 17108

Document Receipt				
Trans #	1609	Carrier / service:	USPS Server	First-Class Mail®
				12/18/2013 12:00:00 AM
Ship to:				
DEPARTMENT OF REVENUE		COMMONWEALTH OF PA		
DEPARTMENT 281230		Tracking #:	7190*140006000016*38	
		Doc Ref #:	205ED2013	
		Postage	4.8100	
HARRISBURG PA 17128				

Document Receipt					
Trans #	1610	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
Ship to:					
OFFICE OF F.A.A.R.		DEPARTMENT OF PUBLIC WELFARE			
PO BOX 5016		Tracking #: 71901140006000016145			
		Doc Ref #: 205ED2013			
		Postage 4.8100			
HARRISBURG	PA	17105			

Document Receipt				
Trans #	1611	Carrier / service	USPS Server	First-Class Mail®
				12/18/2013 12:00:00 AM
Ship to:				
PHILADELPHIA DISTRICT OFFICE		US SMALL BUSINESS ADMINISTRATION		
900 MARKET STREET 5TH FLOOR		Tracking #:	71901140006000016152	
ROBERT N.C. NIX FEDERAL BUILDING		Doc Ref #	205ED2013	
		Postage	4.8100	
PHILADELPHIA PA 19107				

Document Receipt

Trans #	1612	Carrier / service:	USPS Server	First-Class Mail®	12/18/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 7*901140006000016169

Doc Ref #: 205ED2013

Postage 4.8100

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 25-13

DATE RECEIVED 12-17-13
DOCKET AND INDEX 12-18-13

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>1375 528</u>

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

SALE DATE	<u>Nov 19, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb. 12, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 26, 14</u>	
	2 ND WEEK <u>Mar 5</u>	
	3 RD WEEK <u>17</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1201

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, MARCH 19, 2014
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the North side of the public road leading from Shumantown to Mountain Grove at corner of land of Martha Schlicher; Thence Northwardly along said Schlicher land three hundred and forty-eight and one-half feet to other land of Barbara Bolinski; Thence Eastwardly parallel to said public road one hundred and twenty five feet to other land of said Barbara Bolinski; Thence Southerly parallel with said Schlicher line three hundred and forty-eight and one-half feet to said public road, and thence along said public road Easterly one hundred and twenty five feet to the place of beginning .

CONTAINING one acre of land.

TITLE TO SAID PREMISES IS VESTED IN Adam C. Hunsinger and Crystal A. Hunsinger, h/w, by Deed from Goldie F. Dubyak, widow, dated 09/29/2003, recorded 09/30/2003 in Instrument Number 200312648.

Tax Parcel: 01-11-009-00-000

Premises Being: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

PROPERTY ADDRESS: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-11-009

Seized and taken into execution to be sold as the property of CRYSTAL HUNSINGER, ADAM HUNSINGER 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 LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Attorneys for Plaintiff

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.
Plaintiff

v.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1201
: 2013-ED-205
: 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: Meredith Wooters
Phelan Hallinan, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

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

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.

vs.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1201
: 2013-ED-205

VERIFICATION OF NON-MILITARY SERVICE

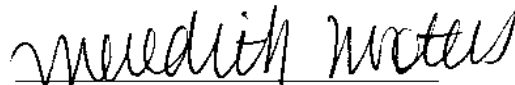
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER is over 18 years of age and has last known addresses at 11 FIREHALL RD, BLOOMSBURG, PA 17815-8367 and 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517.

(c) that defendant ADAM HUNSINGER A/K/A ADAM C. HUNSINGER is over 18 years of age and resides at 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517.

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



Phelan Hallinan, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

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

Attorneys for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.**

Plaintiff

v.

**CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2013-CV-1201**

:

: **2013-ED-205**

:

: **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

Meredith Wooters, Esq., Id. No.307207

Attorney for Plaintiff

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

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.

: COLUMBIA COUNTY

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

: NO.: 2013-CV-1201

: 2013-ED-205

VERIFICATION OF NON-MILITARY SERVICE

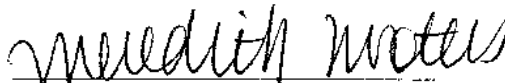
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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 CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER is over 18 years of age and has last known addresses at 11 FIREHALL RD, BLOOMSBURG, PA 17815-8367 and 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517.

(c) that defendant ADAM HUNSINGER A/K/A ADAM C. HUNSINGER is over 18 years of age and resides at 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517.

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



Phelan Hallinan, LLP
Meredith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.**

Plaintiff

v.

**CRYSTAL HUNSINGER A/K/A CRYSTAL A.
HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER**
Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1201

2013-EP-205

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., 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 **941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517**.

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

Name

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

**CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**11 FIREHALL RD
BLOOMSBURG, PA 17815-8367**

**ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

Name

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

**CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**11 FIREHALL RD
BLOOMSBURG, PA 17815-8367**

**ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

Name

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

None.

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

Name

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

PNC BANK, NATIONAL ASSOCIATION

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**941 BEAVER VALLEY ROAD
 BLOOMSBURG, PA 17815-7517**

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

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

**PA DEPARTMENT OF REVENUE BUREAU
 OF INDIVIDUAL TAXES INHERITANCE
 TAX DIVISION**

**P.O. BOX 280601
 HARRISBURG, PA 17128-0601**

**ADAM HUNSINGER
 C/O SUSAN M. HILL, ESQUIRE**

**38 WEST 3RD STREET
 BLOOMSBURG, PA 17815**

**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:

12/13/13

By:

Meredith Wooters

Phelan Hallinan, LLP

Meredith Wooters, Esq., Id. No. 307207

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., S/B/M WELLS FARGO HOME MORTGAGE, INC.	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
Plaintiff	:	
	:	NO.: <u>2013-CV-1201</u>
	:	<u>2013-ED-205</u>
	:	
CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER	:	COLUMBIA COUNTY
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER	:	
Defendant(s)	:	

vs.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER
11 FIREHALL RD
BLOOMSBURG, PA 17815-8367**

**CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER
941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER
941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

****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 **941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517** 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 **\$49,819.75** obtained by **WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.** (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-1201**

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

v.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER

ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

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

941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

Parcel No. 01-11-009-00-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,819.75**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the North side of the public road leading from Shumantown to Mountain Grove at corner of land of Martha Schlicher; Thence Northwardly along said Schlicher land three hundred and forty-eight and one-half feet to other land of Barbara Bolinski; Thence Eastwardly parallel to said public road one hundred and twenty five feet to other land of said Barbara Bolinski; Thence Southerly parallel with said Schlicher line three hundred and forty-eight and one-half feet to said public road, and thence along said public road Easterly one hundred and twenty five feet to the place of beginning.

CONTAINING one acre of land.

TITLE TO SAID PREMISES IS VESTED IN Adam C. Hunsinger and Crystal A. Hunsinger, h/w, by Deed from Goldie F. Dubyak, widow, dated 09/29/2003, recorded 09/30/2003 in Instrument Number 200312648.

Tax Parcel: 01-11-009-00-000

Premises Being: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.**

Plaintiff

v.

**CRYSTAL HUNSINGER A/K/A CRYSTAL A.
HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER**
Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1201

2013-ED-205

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC., 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 **941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517**.

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

Name

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

**CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**11 FIREHALL RD
BLOOMSBURG, PA 17815-8367**

**ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

Name

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

**CRYSTAL HUNSINGER
A/K/A CRYSTAL A. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

**11 FIREHALL RD
BLOOMSBURG, PA 17815-8367**

**ADAM HUNSINGER
A/K/A ADAM C. HUNSINGER**

**941 BEAVER VALLEY ROAD
BLOOMSBURG, PA 17815-7517**

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

Name

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

None.

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

Name

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

PNC BANK, NATIONAL ASSOCIATION

**2730 LIBERTY AVENUE
PITTSBURGH, PA 15222**

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

**941 BEAVER VALLEY ROAD
 BLOOMSBURG, PA 17815-7517**

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

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

**PA DEPARTMENT OF REVENUE BUREAU
 OF INDIVIDUAL TAXES INHERITANCE
 TAX DIVISION**

**P.O. BOX 280601
 HARRISBURG, PA 17128-0601**

**ADAM HUNSINGER
 C/O SUSAN M. HILL, ESQUIRE**

**38 WEST 3RD STREET
 BLOOMSBURG, PA 17815**

**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: 12/13/13

By: Meredith Wooters
Phelan Hallinan, LLP
 Meredith Wooters, Esq., Id. No. 307207
 Attorney for Plaintiff
 PHELAN HALLINAN, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

LEGAL DESCRIPTION

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Tax Parcel: 01-11-009*00-000

Premises Being: 941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-1201**

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.

v.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER

ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

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

941 BEAVER VALLEY ROAD, BLOOMSBURG, PA 17815-7517

Parcel No. 01-11-009-00-000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$49,819.75**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME
MORTGAGE, INC.

Plaintiff

vs.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-1201

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

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., S/B/M WELLS FARGO HOME MORTGAGE, INC.

No.: 2013-CV-1201

Defendant

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

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)

941 BEAVER VALLEY ROAD

BLOOMSBURG, PA 17815-7517

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

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

NOW, 2013, 1, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of Columbia 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 medial notes 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

12/13/13

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., S/B/M WELLS FARGO HOME MORTGAGE, INC.

No.: 2013-CV-1201

Defendant

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

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.

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER

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

941 BEAVER VALLEY ROAD

BLOOMSBURG, PA 17815-7517

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

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

Telephone Number

(215)563-7000

Date

12/13/13

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., S/B/M WELLS FARGO HOME MORTGAGE, INC.

No.: 2013-CV-1201

Defendant

CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADAM HUNSINGER A/K/A ADAM C. HUNSINGER

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.
CRYSTAL HUNSINGER A/K/A CRYSTAL A. HUNSINGER
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
11 FIREHALL ROAD
BLOOMSBURG, PA 17815

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant:

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

Telephone Number

(215)563-7000

Date

12/13/13

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 SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date	
-----------------	--

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Sheriff of

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

TD Bank, NA
3-180/360

001375528

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
12/12/2013

AMOUNT
*****\$1,350.00

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

CET (929033) 941 BEAVER VALLEY ROAD (2013-CV-1201)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001375528⑈ ⑆036001808⑆ 361508666⑈