

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/24/2013	Advance Fee	Advance Fee	1373067	\$0.00	\$1,350.00
12/24/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/24/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/24/2013	Crying Sale			\$10.00	\$0.00
12/24/2013	Docketing			\$15.00	\$0.00
12/24/2013	Levy			\$15.00	\$0.00
12/24/2013	Mailing Costs			\$138.00	\$0.00
12/24/2013	Posting Handbill			\$15.00	\$0.00
12/24/2013	Poundage			\$188.84	\$0.00
12/24/2013	Press Enterprise Inc.			\$406.50	\$0.00
12/24/2013	Sheriff Automation Fund			\$50.00	\$0.00
12/24/2013	Web Posting			\$100.00	\$0.00
03/03/2014	Service			\$450.00	\$0.00
03/03/2014	Service Mileage			\$10.00	\$0.00
03/03/2014	Copies			\$15.00	\$0.00
03/03/2014	Notary Fee			\$10.00	\$0.00
03/03/2014	Tax Claim Search			\$5.00	\$0.00
				\$1,460.84	\$1,350.00
				TOTAL BALANCE: \$(110.84)	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA
3-180/360

001402619

DATE
3/14/2014

AMOUNT
****\$110.84

Y ONE HUNDRED TEN AND 84 / 100 Dollars

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

DXB [932289] 3312 3RD STREET (2013-CV-1416)

AUTHORIZED SIGNATURE

Thomas S. Hallinan

⑈001402619⑈ ⑆036001808⑆ 361508666⑈

THIS DOCUMENT CONTAINS NEAR-BEHEVIVE INK. IN THE EVENT OF FIRE, THESE MARKS WILL DISAPPEAR WITHOUT LEAVING ANY EVIDENCE.

Security Features: 1-800-777-7777



Details on Back

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 24, 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. S/B/M TO WELLS FARGO HOME MORTGAGE,
INC. F/K/A NORWEST MORTGAGE, INC. v.
DEAN H. BOGERT and MARY ANN BOGERT
3312 3RD STREET BLOOMSBURG, PA 17815-3316
No.: 2013-CV-1416

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for March 19, 2014 due to the following: The defendant(s) brought the underlying mortgage loan current and the Plaintiff is discontinuing the foreclosure action.

\$9,442.19 was received in consideration of the stay.

You are hereby directed to immediate 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,
Nancy Ellis 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: Nancy Ellis

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: March 3, 2014

Re: Bogert

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 **\$110.84**

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

Laura Kleinberg
Legal Assistant, 1417

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-1416

No.: 2013-ED-208

Re: WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A
NORWEST MORTGAGE, INC. VS. DEAN H. BOGERT, and MARY ANN BOGERT
No.: 2013-CV-1416, No.: 2013-ED-208

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:

Laura Kleinberg, 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 TO WELLS
FARGO HOME MORTGAGE, INC. F/K/A
NORWEST MORTGAGE, INC.
Plaintiff,

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION

v.

DEAN H. BOGERT
MARY ANN BOGERT
Defendant(s)

No.: 2013-CV-1416
No.: 2013-ED-208

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".

John Michael Kolesnik, Esq., Id. No.308877
Attorney for Plaintiff

Date: 2/17/14

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.

Name and Address
Of Sender



Phedon 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	****	CAPITAL ONE BANK C/O ARTHUR LASHIN, ESQUIRE 400 MARKET STREET SIXTH FLOOR PHILADELPHIA, PA 19106	\$0.45
2	****	CAPITAL ONE BANK, N.A. 4851 COX ROAD GLEN ALLEN, VA 23060	\$0.45
3	****	CITIBANK (SOUTH DAKOTA) N.A. 701 E. 60TH STREET N SIOUX FALLS, SD 57104-0432	\$0.45
4	****	CITIBANK (SOUTH DAKOTA), N.A. C/O AT&T UNIVERSAL CARD P.O. BOX 152564 COLUMBUS, OH 43218	\$0.45
5	****	CITIBANK (SOUTH DAKOTA), N.A. C/O BRITT J. SUTTELL, ESQUIRE 1060 Andrew Drive, Suite 170 West Chester, PA 19380	\$0.45
6	****	CITIBANK SOUTH DAKOTA, N.A. C/O TRENTON A. FARMER, ESQUIRE 1060 Andrew Drive, Suite 170 West Chester, PA 19380	\$0.45
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14	****		
15	****		

RE: DEAN H. ROBERT (COLUMBIA) PHILADELPHIA, PA 19103 Page 2 of 3 William

Total Number of Pieces Received at Post Office

Postmaster, For (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 domestic 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 \$15,000 for registered mail sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitation of coverage.

Form 3877 Facsimile



U.S. POSTAGE PITNEY BOWES

ZIP 19103 \$004.12⁰
02 17
0001381191 JAN 31 2014

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	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.45
2	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.45
3	****	LYNV Funding LLC C/O MICHAEL RITCHFORD, ESQUIRE 120 North Keyser Avenue Scranton, PA 18504	\$0.45
4	****	LYNV FUNDING, LLC 15 SOUTH MAIN STREET, SUITE 500 GREENVILLE, SC 29601	\$0.45
5	****	SCOTT TOWNSHIP AUTHORITY 350 TENNY STREET BL OOMSBERG, PA 17815	\$0.45
6	****	DOMESTIC RELATIONS OF COLEMBIA COUNTY COLEMBIA COUNTY COURTHOUSE P.O. BOX 380 BL OOMSBERG, 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: DEAN H. ROBERTSON (COLEMBIA) PH 2022897021 Page 2 of 3 With Item			\$10.80

Total Number of Pieces
Processed by Service

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of
Recipient Employer)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of non-precious documents under Express Mail documents reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per document. The maximum indemnity payable on Express Mail documents is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S013 and S911 for limitations of coverage.

Form 3877 Facsimile



U.S. POSTAGE & PAYMENT SERVICE
\$ 005.53
ZIP 19103
02 IN
0001381191 JAN 31 2014

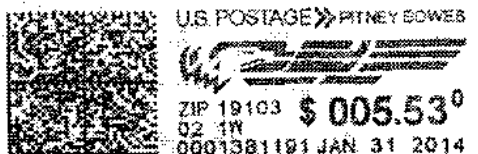
Name and
Address
Of Sender

Phelan Hoffman, 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 3312 3RD STREET BLOOMSBURG, PA 17815-3316	\$0.45
2	****	ASSET ACCEPTANCE, LLC 28405 VAN DYKE AVENUE WARREN, MI 48093	\$0.45
3	****	ASSET ACCEPTANCE, LLC C/O MICHAEL F. RATCHFORD, ESQUIRE 1729 Pliston Avenue Scranton, PA 18505	\$0.45
4	****	ASSET ACCEPTANCE, LLC C/O MICHAEL F. RATCHFORD, ESQUIRE 120 NORTH KEYSER AVE SCRANTON, PA 18504	\$0.45
5	****	ATLANTIC CREDIT & FINANCE, INC. P.O. BOX 13386 ROANOKE, VA 24033	\$0.45
6	****	ATLANTIC CREDIT & FINANCE, INC. 2727 FRANKLIN ROAD, SW ROANOKE, VA 24014	\$0.45
7	****	ATLANTIC CREDIT & FINANCE, INC. C/O FREDERIC IVAN WEINBERG, ESQUIRE 1001 EAST HECTOR STREET, SUITE 220 CONSHOHOCKEN, PA 19428	\$0.45
8	****	ATLANTIC CREDIT & FINANCE, INC. C/O JOEL M. FLINK, ESQUIRE 1001 EAST HECTOR STREET, SUITE 220 CONSHOHOCKEN, PA 19428	\$0.45
9	****	CAPITAL ONE BANK C/O ARTHUR LASHIN, ESQUIRE HAYT, HAYT & LANDAU, LLC 122 S BROAD ST STE 1660 PHILADELPHIA, PA 19109	\$0.45
REF: DEAN H. BOGERT (COLUMBIA) PH 4833389/1921 Page 1 of 3 With Enanti			
Total Number of Pieces		Total Number of Pieces Received at Post Office	Postmaster (or Name of Receiving Employee)
Pieces Sent by Sender			

Form 3877 Facsimile



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SHERIFF'S RETURN OF SERVICE

12/27/2013 09:24 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARYANN BOGERT AT 3312 3RD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

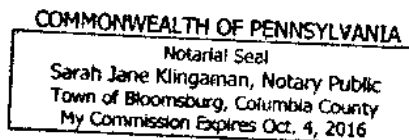
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 27, 2013

NOTARY

Affirmed and subscribed to before me this

27TH 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
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SHERIFF'S RETURN OF SERVICE

12/27/2013 09:24 AM - DEPUTY MICHAEL BEYER, 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 MARYANN BOGERT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DEAN BOGERT AT 3312 3RD STREET, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

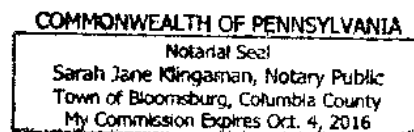
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

December 27, 2013

NOTARY

Affirmed and subscribed to before me this

27TH day of DECEMBER, 2013



Sarah Jane Klingaman

PHILAN & 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
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SHERIFF'S RETURN OF SERVICE

02/06/2014 09:05 AM - DEPUTY TYLER HINOJOSA, 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 3312 3RD STREET, BLOOMSBURG, PA 17815.


TYLER HINOJOSA, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

February 07, 2014

NOTARY

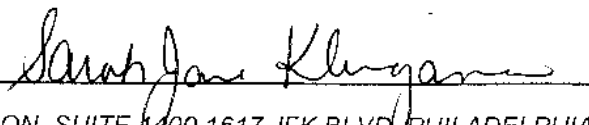
Affirmed and subscribed to before me this

7TH day of FEBRUARY 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



PHILAN & 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
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 3312 3RD STREET
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: 09:05

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.

(POSTING)

2013CV1416

3312 3RD STREET, BLOOMSBURG, PA 17815

EXP: 01/23/2014

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

REAL ESTATE TAX CERTIFICATION

Date: 01/29/2014

Fee: \$5.00

Cert. NO: 17018

BOGERT DEAN H & MARY ANN
3312 THIRD STREET
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0470 -0704
Location: 3312 THIRD ST
Parcel Id:31 -4C1-046-02,000

Assessment: 19,990
Balances as of 01/29/2014

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

By: Columbia County Sheriff Per: dm.

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

Plaintiff

v.

DEAN H. BOGERT
MARY ANN BOGERT

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1416

2013-ED--208

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST 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 **3312 3RD STREET, BLOOMSBURG, PA 17815-3316**.

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

Name

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

DEAN H. BOGERT

3312 3RD STREET
BLOOMSBURG, PA 17815-3316

MARY ANN BOGERT

3312 3RD STREET
BLOOMSBURG, PA 17815-3316

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

Name

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

DEAN H. BOGERT

3312 3RD STREET
BLOOMSBURG, PA 17815-3316

MARY ANN BOGERT

3312 3RD STREET
BLOOMSBURG, PA 17815-3316

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)

LVNV FUNDING LLC
C/O MICHAEL RATCHFORD, ESQUIRE

120 NORTH KEYSER AVENUE
SCRANTON, PA 18504

LVNV FUNDING, LLC

15 SOUTH MAIN STREET, SUITE 500
GREENVILLE, SC 29601

CITIBANK (SOUTH DAKOTA) N.A.

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

CITIBANK (SOUTH DAKOTA), N.A.
C/O AT&T UNIVERSAL CARD

P.O. BOX 152564
COLUMBUS, OH 43218

CITIBANK (SOUTH DAKOTA), N.A.
C/O BRITT J. SUTTELL, ESQUIRE

1060 ANDREW DRIVE, SUITE 170
WEST CHESTER, PA 19380

CITIBANK SOUTH DAKOTA, N.A.
C/O TRENTON A. FARMER, ESQUIRE

1060 ANDREW DRIVE, SUITE 170
WEST CHESTER, PA 19380

ATLANTIC CREDIT & FINANCE, INC.

P.O. BOX 13386
ROANOKE, VA 24033

ATLANTIC CREDIT & FINANCE, INC.

2727 FRANKLIN ROAD, SW
ROANOKE, VA 24014

ATLANTIC CREDIT & FINANCE, INC.
C/O FREDERIC IVAN WEINBERG, ESQUIRE

1001 EAST HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428

ATLANTIC CREDIT & FINANCE, INC.
C/O JOEL M. FLINK, ESQUIRE

1001 EAST HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428

CAPITAL ONE BANK
C/O ARTHUR LASHIN, ESQUIRE

HAYT, HAYT & LANDAU, LLC
123 S BROAD ST STE 1660
PHILADELPHIA, PA 19109

CAPITAL ONE BANK
C/O ARTHUR LASHIN, ESQUIRE

400 MARKET STREET
SIXTH FLOOR
PHILADELPHIA, PA 19106

CAPITAL ONE BANK, N.A.

4851 COX ROAD
GLEN ALLEN, VA 23060

ASSET ACCEPTANCE, LLC

28405 VAN DYKE AVENUE
WARREN, MI 48093

ASSET ACCEPTANCE, LLC
C/O MICHAEL F. RATCHFORD, ESQUIRE

1729 PITTSBURGH AVENUE
SCRANTON, PA 18505

ASSET ACCEPTANCE, LLC
C/O MICHAEL F. RATCHFORD, ESQUIRE

120 NORTH KEYSER AVE
SCRANTON, PA 18504

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

None.

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)

SCOTT TOWNSHIP AUTHORITY

350 TENNY STREET
BLOOMSBURG, PA 17815

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

3312 3RD STREET
BLOOMSBURG, PA 17815-3316

COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

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

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

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

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

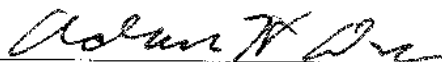
U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

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

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

Date: 12/20/13

By: _____



Phelan Hallinan, LLP

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

Attorney for Plaintiff

PELAN 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
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 01/23/2014 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CENTRAL COLUMBIA SD
Primary Address: BLUE JAY DRIVE
 BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Sharon Seesholtz

Relation: Secretary

Date: 1-13-14 **Time:** 10:30

Deputy: 3 **Mileage:**

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 12-30-13					
Time: 1214					
Mileage:					
Deputy: 8-4					

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2013CV1416

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

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

Serve To:

Name: MARYANN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Maryann Bogert

Relation: DEF

Date: 12/27/13 Time: 0924

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	<u>12-26-13</u>					
Time:	<u>1110</u>					
Mileage:						
Deputy:	<u>16</u>					

Service Attempt Notes:

1. Not Home C/C

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

BOGERT, MARYANN

2013CV1416

3312 3RD STREET, BLOOMSBURG, PA 17815

EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

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

Serve To:

Name: DEAN BOGERT

Primary Address: 3312 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Maryann Bogert

Relation: wife

Date: 12/27/13 Time: 0924

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.

BOGERT, DEAN

2013CV1416

3312 3RD STREET, BLOOMSBURG, PA 17815

EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

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: 12-26-13 Time: 0945

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. _____

COLUMBIA COUNTY TAX C

2013CV1416

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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: Stephanie Group

Relation: Intake Clerk

Date: 12/20/13

Time: 9:52

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. _____

DOMESTIC RELATIONS OF 2013CV1416 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

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

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Dolores Hark

Relation: office assistant

Date: 12/26/13

Time: 1100

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.

SCOTT TOWNSHIP SEWER

2013CV1416

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 01/23/2014

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
MARYANN BOGERT (et al.)

Case Number
2013CV1416

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 01/23/2014

Warrant:

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

Serve To:

Name: H. James Hock

Primary Address: 2626 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-7823

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

H James Hock

Relation:

DEF

Date:

12-26-13

Time:

1105

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.

HOCK, H. JAMES

2013CV1416

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 01/23/2014

Document Receipt

Trans #	1662	Carrier / service:	USPS Server	First Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000016664

Doc Ref # 208ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1661	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

U.S. SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET 5TH FLOOR

ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

Tracking #: 71901140006000016657

Doc Ref #: 208ED2C13

Postage 4.8100

Document Receipt

Trans #	1660	Carrier / service	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 9016

Tracking #: 71901140006000016640

Doc Ref #: 208ED2013

Postage 4 8100

HARRISBURG PA 17105

Document Receipt

Trans #	1659	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000016633

Doc Ref #: 208ED2013

Postage 4.5100

HARRISBURG PA 17128

Document Receipt

Trans #	1658	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 719C1140006000016626

Doc Ref #: 208ED2013

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Trans #	1657	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking # 71901140006C00016619

Doc Ref # 208ED2013

Postage 4.8100

PITTSBURGH: PA 15222

Document Receipt

Trans #	1656	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

PO BOX 2575

Tracking # 71901140006000316602

Doc Ref # 208ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1655	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 71901140006000016596

Doc Ref #: 208ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1654	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 71901140006000016589

Doc Ref #: 208ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1653	Carrier / service	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to

ASSET ACCEPTANCE, LLC

C/O MICHAEL RATCHFORD,
ESQ.

120 NORTH KEYSER AVE

Tracking #: 71901140006000016572

Doc Ref #: 208ED2313

Postage 4.8100

SCRANTON PA 18504

Document Receipt

Trans #	1652	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

ASSET ACCEPTANCE, LLC

C/O MICHAEL RATCHFORD,
ESQ.

1729 PITTSTON AVENUE

Tracking #: 71901143006000016565

Doc Ref #: 208ED2013

Postage 4.8100

SCRANTON PA 18505

Document Receipt

Trans #	1651	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

ASSET ACCEPTANCE LLC

28405 VANDYKE AVENUE

Tracking #: 71901140006000016558

Doc Ref #: 208ED2013

Postage 4.8100

WARREN MI 48093

Document Receipt

Trans #	1650	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

CAPITAL ONE BANK NA

4851 CCX ROAD

Tracking #: /1901140006000016541

Doc Ref #: 208ED2013

Postage 4.8100

GLEN ALLEN VA 23060

Document Receipt

Trans #	1649	Carrier / service.	USPS Server	First-Class Mail®	12/24/2013 12 00:00 AM
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Ship to:

CAPITAL ONE BANK

C/O ARTHUR LASHIN, ESQ

400 MARKET STREET 6TH FLOOR

Tracking # 71901140006000016534

Doc Ref # 208ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1648	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

CAPITAL ONE BANK

C/O ARTHUR LASHIN, ESQ

123 S BROAD STREET, SUITE 1660

Tracking # 71901140006000016527

Doc Ref #: 208ED2013

Postage 4.8100

PHILADELPHIA PA 19109

Document Receipt

Trans #	1647	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

ATLANTIC CREDIT & FINANCE, INC

C/O FREDERIC WEINBERG,
ESQ.1001 EAST HECTOR STREET, SUITE
220

Tracking #: 71901140006000016510

Doc Ref #: 208ED2013

Postage 4.8100

CONSHOHOCKE PA 19428
N

Document Receipt

Trans #	1646	Carrier / service	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

ATLANTIC CREDIT & FINANCE INC.

2727 FRANKLIN ROAD, SW

Tracking # 71901140006000016503

Doc Ref #: 208ED2013

Postage 4.6100

ROANOKE VA 24014

Document Receipt

Trans #	1645	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

ATLANTIC CREDIT & FINANCE INC

PO BOX 13386

Tracking # 71901140006000016497

Doc Ref # 208ED2013

Postage 4.8100

ROANOKE VA 24033

Document Receipt

Trans #	1644	Carrier / service	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

CITIBANK N.A

C/O BRITT SUTTELL, ESQ

1060 ANDREW DRIVE, SUITE 170

Tracking #: 7190*140006000018480

Doc Ref #: 208ED2013

Postage 4.8100

WEST CHESTER PA 19380

Document Receipt

Trans #	1643	Carrier / service:	USPS Service	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

CIT BANK N.A.

C/O AT&T UNIVERSAL CARD

PO BOX 152564

Tracking #: 71901140006000016473

Doc Ref #: 208ED2013

Postage 4.8100

COLUMBUS OH 43218

Document Receipt

Trans #	1642	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

CITIBANK N A

701 E 60TH STREET N

Tracking # 71901140006000016466

Doc Ref # 238ED2013

Postage 4.8100

SIOUX FALLS SD 57104

Document Receipt

Trans #	1641	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

LVNV FUNDING LLC

15 SOUTH MAIN STREET, SUITE 500

Tracking #: 71901140006000016459

Doc Ref #: 208ED2013

Postage 4.8100

GREENVILLE SC 29601

Document Receipt

Trans #	1640	Carrier / service:	USPS Server	First-Class Mail®	12/24/2013 12:00:00 AM
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Ship to:

LVNV FUNDING LLC

C/O MICHAEL RATCHFORD,
ESQ.

120 NORTH KEYSER AVENUE

Tracking #: 71901140006000016442

Doc Ref #: 208FD2013

Postage 4.8100

SCRANTON PA 18504

REAL ESTATE OUTLINE

ED # 202-13

DATE RECEIVED 12-23-13
DOCKET AND INDEX 12-23-13

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>1373067</u>

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

SALE DATE	<u>Nov 17, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb. 12, 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb 25</u>	
	2 ND WEEK <u>Mar 5</u>	
	3 RD WEEK <u>13, 14</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1416

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 piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING. CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Parcel No. 31-4C1-046-02.000

Premises Being: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316

PROPERTY ADDRESS: 3312 3RD STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-046-02

Seized and taken into execution to be sold as the property of MARYANN BOGERT, DEAN BOGERT 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

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

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

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1416

2013-ED-208
COLUMBIA COUNTY

vs.

DEAN H. BOGERT
MARY ANN BOGERT
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: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316
(See Legal Description attached)

Amount Due
Interest from 12/24/2013 to Date of Sale
@ \$7.01 per diem

\$42,669.01
\$_____ and costs.

Dated 12-23-13
(SEAL)

PH # 932289

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center of a 33 foot right-of-way known as Township Route No. 461, commonly called 'Third Street', said point also being 195.50 feet West of the Westerly line of land now or formerly of Fred E. and Ethel Magill and from the Easterly most line of lands now or formerly of Doris S. Mynuk; THENCE through lands now or formerly of Doris S. Mynuk and through an iron pin set on line 16.79 feet from the corner, South 7 degrees 29 minutes 36 seconds East, 198.74 feet to an iron pin set in the Northerly line of lands now or formerly of Harland H. and Shirley R. Shoemaker; THENCE along said Shoemaker lands, South 73 degrees 49 minutes 56 seconds West, 164.46 feet to an existing iron pin on the Easterly side of a 20 foot unopened alley; THENCE along the Easterly side of the said 20 foot unopened alley, North 23 degrees 17 minutes 04 seconds West, 198.00 feet to an existing iron pipe in the center of a 33 foot right-of-way known as Township Route No. 461; THENCE along said Township Route No. 461, North 73 degrees 49 minutes 56 seconds East, 218.96 feet to a point, the place of BEGINNING. CONTAINING 0.865 acres of land in all and being Tract No. 1 on a plot of three tracts prepared by L. Wayne Laidacker P.L.S., done January 21, 1991, from which this description was prepared.

TITLE TO SAID PREMISES IS VESTED IN Dean H. Bogert and Mary Ann Bogert, h/w, by Deed from Edward P. Leiby and Nancy J. Leiby, h/w, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Parcel No. 31-4C1-046-02.000

Premises Being: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316

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

Attorneys for Plaintiff

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

v.

**DEAN H. BOGERT
MARY ANN BOGERT**
Defendant(s)

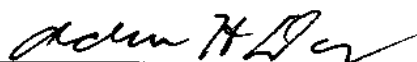
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-1416
: 2013-ED-208
: COLUMBIA COUNTY
:

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

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME	:	COLUMBIA COUNTY
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
DEAN H. BOGERT	:	NO.: <u>2013-CV-1416</u>
MARY ANN BOGERT	:	2013-ED-208

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 DEAN H. BOGERT is over 18 years of age and resides at 3312 3RD STREET, BLOOMSBURG, PA 17815-3316.

(c) that defendant MARY ANN BOGERT is over 18 years of age and resides at 3312 3RD STREET, BLOOMSBURG, PA 17815-3316.

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



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

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215-563-7000

Attorneys for Plaintiff

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

Plaintiff

v.

**DEAN H. BOGERT
MARY ANN BOGERT**

Defendant(s)

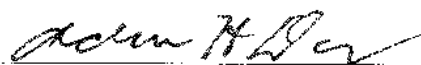
: COURT OF COMMON PLEAS
:
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: NO.: 2013-CV-1416
: 2013-ED-208
: COLUMBIA COUNTY
:

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

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME	:	COLUMBIA COUNTY
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
DEAN H. BOGERT	:	NO.: <u>2013-CV-1416</u>
MARY ANN BOGERT	:	2013-ED-208

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 DEAN H. BOGERT is over 18 years of age and resides at 3312 3RD STREET, BLOOMSBURG, PA 17815-3316.

(c) that defendant MARY ANN BOGERT is over 18 years of age and resides at 3312 3RD STREET, BLOOMSBURG, PA 17815-3316.

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



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

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

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:

Plaintiff : NO.: 2013-CV-1416

vs.

: 2013-ED-208
:
: COLUMBIA COUNTY
:

DEAN H. BOGERT
MARY ANN BOGERT

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DEAN H. BOGERT
MARY ANN BOGERT
3312 3RD STREET
BLOOMSBURG, PA 17815-3316

****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 **3312 3RD STREET, BLOOMSBURG, PA 17815-3316** 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 \$42,669.01 obtained by **WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST 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-1416**

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

v.

**DEAN H. BOGERT
MARY ANN BOGERT**

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

3312 3RD STREET, BLOOMSBURG, PA 17815-3316

Parcel No. 31-4C1-046-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$42,669.01**

Attorneys for Plaintiff
Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Village of Almedia, Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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Parcel No. 31-4C1-046-02.000

Premises Being: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316

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

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
Plaintiff : NO.: 2013-CV-1416
:
: 2013-ED-208
: COLUMBIA COUNTY
:

vs.

DEAN H. BOGERT
MARY ANN BOGERT

Defendant(s)

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(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-1416

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

v.

**DEAN H. BOGERT
MARY ANN BOGERT**

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

3312 3RD STREET, BLOOMSBURG, PA 17815-3316

Parcel No. 31-4C1-046-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$42,669.01**

Attorneys for Plaintiff
Phelan Hallinan, LLP

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Premises Being: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316

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Parcel No. 31-4C1-046-02.000

Premises Being: 3312 3RD STREET, BLOOMSBURG, PA 17815-3316

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-1416**

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

v.

**DEAN H. BOGERT
MARY ANN BOGERT**

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

3312 3RD STREET, BLOOMSBURG, PA 17815-3316
Parcel No. 31-4C1-046-02.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$42,669.01**

Attorneys for Plaintiff
Phelan Hallinan, LLP

SHERIFF'S RETURN

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

Plaintiff

vs.

DEAN H. BOGERT
MARY ANN BOGERT

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-1416

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

No.: 2013-CV-1416

Defendant
DEAN H. BOGERT
MARY ANN BOGERT

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)
3312 3RD STREET

BLOOMSBURG, PA 17815-3316

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

Telephone Number
(215)563-7000

Date
12/20/13

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

No.: 2013-CV-1416

Defendant

DEAN H. BOGERT
MARY ANN BOGERT

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.

DEAN H. BOGERT

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

3312 3RD STREET

BLOOMSBURG, PA 17815-3316

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

Telephone Number

Date

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

(215)563-7000

12/20/13

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
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Plaintiff WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.	No.: <u>2013-CV-1416</u>
Defendant DEAN H. BOGERT MARY ANN BOGERT	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.

MARY ANN BOGERT

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

3312 3RD STREET

BLOOMSBURG, PA 17815-3316

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

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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 <u>12/20/13</u>
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
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Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001373067

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
12/5/2013

AMOUNT
****\$1,350.00

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

CET [932289] 3312 3RD STREET (2013-CV-1416)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001373067⑈ ⑆036001808⑆ 361508666⑈