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

DATE	CATEGORY	MEMO	СНК #	DEBIT	CREDIT
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	Ctying 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)

Printed: 3/3/2014 4:18:09PM

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

TD Bank, NA 3-180/360

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001402619

DATE 3/14/2014

AMOUNT ****\$110.84

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TO THE ORDER OF

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

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ONE HUNDRED TEN AND 84 / 100 Dollars

AUTHORIZED SIGNATURE

##33980513E ##3601803EO# #P18504100#

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

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

Aitn: 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





□ Urg		☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
Re:	Bog	ert	CC:		
Phone	e:		Date:	March 3, 2014	
Fax:			Pages:	2	
To:	Nan	cy Ellis	From:	Sheriff Timothy T.	Chamberlain

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.: <u>2013-CV-1416</u> No.: <u>2013-ED</u>: <u>208</u>

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 <u>03/19/2014</u> Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. <u>It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale</u>. 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, Logal Assistant

ce. 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@phclanhallinan.com

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.
The state of the s

COLUMBIA COUNTY

215-563-7000

COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

DEAN H. BOGERT MARY ANN BOGERT

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

Defendant(s)

V.

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)	
PHILADELPHIA COUNTY	Ś	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 Afformey 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.

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Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Philadelphia, PA 19103 AZI/CET - 03/19/2014 SALE riche Number Name of Addressee, Street, and Post Office Address	\$0.45	VANT/OCCUPANT		
Phelan Hallinan, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103	Posta	ne of Addressee, Street, and Post Office Address	+	
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		Lan Hallunan, ILLP		Name an
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO 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.

SO ANSWERS.

December 27, 2013

TIMOTHY T. CHAMBERLAIN, SHERIFF

Notarial Seal

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

COMMONWEALTH OF PENNSYLVANIA

NOTARY

Affirmed and subscribed to before me this

day of

DECEMBER

2013

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA in any and the World applied a

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.

SO ANSWERS,

December 27, 2013

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

27TH day of

DECEMBER

2013

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

COMMONWEALTH OF PENNSYLVANIA

Sauch face Klingamon

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

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.

•

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 Bicomsburg, Columbia County

My Commission Expires Oct. 4, 2016

Sarah Jan Klunganes

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 600 1617 JFK BLVD PHILADELPHIA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. MARYANN BOGERT (et al.)				Case Number 2013CV1416		
	SERVICE CO	OVER SH				
ervice De	lails:					
Category:	Real Estate Sale - Posting - Sale Bill		:	Zone:		
Manner:	Specified >	Expires:	01/23/2014	Warrant:		
Votes:	SHERIFF'S SALE BILL				<u></u>	
erve To:		Final Servi	če:			
lame:	(POSTING)	Served:	Personally - Adul	t In Charge	Postëd - Other	
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Adult In Charge:	:	`	The second secon	
hone:	DOB:	Relation:	: ·			
lternate ddress:		Date:	2/6/14	Time:	04165	
hone:		Deputy:	17	Mileage:		
ttorney / (Originator:		***************************************			
lame:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			
ervice Att	empts:					
ate:						
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i.						

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 01/29/2014 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 NO TAX CLAIM TAXES DUE PAID BALANCE

By: Columbia County	Sheriff	Per:	dm.
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WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO

HOME MORTGAGE, INC. F/K/A NORWEST

MORTGAGE, INC.

Plaintiff

CIVIL DIVISION

NO.: 2013-CV-1416

2013-ED-208

COURT OF COMMON PLEAS

COLUMBIA COUNTY

DEAN H. BOGERT MARY ANN BOGERT

Defendant(s)

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

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

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

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

120 NORTH KEYSER AVENUE

C/O MICHAEL RATCHFORD, ESOUIRE

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 CONSHOHOCKEN, PA 19428

1001 EAST HECTOR STREET, SUITE 220

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, UAYT & 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, ESOUIRE

1729 PITTSTON 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.

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

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Phelan Hallinan, LLP

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

Attorney for Plaintiff

PHELAN HALLINAN, LLP 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

Lown W Dr

215-563-7000

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. MARYANN	ARGO V BOGERT (et al.)				Number 3CV1416
	SERVICE CO	OVER SHE	<u>'</u> EET		
Service De	ialis:				
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 R	IGHTS		
Serve To:		Final Servi	ce:		
Name:	CENTRAL COLUMBIA SD	Served:	Personally · Adi	ult In Charge;	Posted · Other
Primary Address:	BLUE JAY DRIVE BLOOMSBURG, PA 17815	Adult In Charge:	Sharor &	Spess	holtz.
Phone:	DOB:	Relation:	Secretain	1	
Alternate Address:		Date:	1-13-14	Time:	10:30
Phone:	ş	Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	lempts:				
Date:	12-30-13				
Time:	1214				•
Mileage:			····		
Deputy:	8-4				
Service Att	empt Notes:				
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CENTRAL COLUMBIA SD 2013CV1416

BLUE JAY DRIVE, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO Case Number VS. 2013CV1416 MARYANN BOGERT (et al.) 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 Final Service: Serve To: Name: MARYANN BOGERT Served: Adult In Charge Posted Other Primary 3312 3RD STREET Adult In Charge: Address: BLOOMSBURG, PA 17815 Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: PHELAN & HALLINAN LLP Name: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: 2. 3. 4. 5. 6

BOGERT, MARYANN

2013CV1416

3312 3RD STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. MARYANN	ARGO N BOGERT (et al.)				Number CV1416
	SERVICE	COVER SHE	EET		
Service De	etails:				
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 R	IGHTS		
Serve Ta:		Final Servi			
Name:	DEAN BOGERT	Served:	Personally Adu	th Charge	Posted · Other
Primary Address:	3312 3RD STREET BLOOMSBURG, PA 17815	Adult in Charge:	Maryan.		gert
Phone:	DOB:	Relation:	ω	iF E	
Alternate Address:	· · · · · · · · · · · · · · · · · · ·	Date:	12/27/13	Time:	0924
Phone:		Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service At	tempts:				
Date:					
Time:					
Mileage:					
Deputy:					***************************************
Service At	tempt Notes:				***************************************
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BOGERT, DEAN 2013C

2013CV1416

3312 3RD STREET, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	RGO				Number	
	BOGERT (et al.)			20130	CV1416	
	SERVICE C	OVER SHI	EET			ည
Service De	tails:					UMB
Category:	Real Estate Sale - Sale Notice	· · · · · · · · · · · · · · · · · · ·		Zone:	:	Ã
Manner:	< Not Specified >	Expires:	01/23/2014	Warrant:		ŏ
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS	•		COLUMBIA COUNTY TAX
Serve Ta:		Final Servi	ice:			C 20
Name:	Columbia County Tax Office	Served:	Personally Adult	rth Charge	Posted Other	130
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult In Charge:	SHERRY			2013CV1416
Phone:	570-389-5649 DOB :	Relation:	CLERK	,		
Alternate Address:	\(\text{\text{\$\exitt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\exitt{\$\text{\$\tin}\$\$}\$\text{\$\exititt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\	Date:	12-24-13 16	Time:	0945	
Phone:		Deputy:	16	Mileage:		PO BO
Attorney /	Originator:					BOX 380,
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000			
Service At	tempts:				(1) T	BLOOMSBURG
Date:						MSE
Time:						3UR
Mileage:						•
Deputy:						PA 17815
Service At	tempt Notes:					815
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5.	to with the Pri					01/2
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COLUMBIA COUNTY TAX C 2013CV1416

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	RGO		Case Number		
vs. MARYANN	I BOGERT (et al.)		2013CV1416		
	SERVICE CO	VER SHI	EET		
Service De	tails:				
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 F	RIGHTS		
Serve To:		Final Servi	ico		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally · Adult In Charge · Posted · Other		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815 DOB:	Adult In	Stephanie Shoup		
		Charge:			
		Relation:			
Alternate Address:		Date:	12/20/13 Time: 9:52		
Phone:	· · · · · · · · · · · · · · · · · · ·	Deputy:	Mileage:		
Attorney /	Orlginator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	lempts:				
Date:					
Time:					
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Deputy:					
Service Ati	tempt Notes:				
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DOMESTIC RELATIONS OF 2013CV1416 11 WES:

6 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 01/23/2014

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	RGO			Case Number	
vs. MARYANN	BOGERT (et al.)			2013CV1416	
	SERVICE CO	OVER SHI	EET		
Service De	talls:				
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 R	RIGHTS		
Serve To:		Final Servi	ce:		
Name:	SCOTT TOWNSHIP SEWER AUTHORITY	Served:	Personally Adu	ult In Ch arge Posted O	ther
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	Adult In Charge:	. Dofore:	s Heck	
Phone:	DOB:	Relation:	offic	assistant	
Alternate Address:		Date:	12/26/13	Time: //CC	2
Phone:		Deputy:	16-	Mileage:	;
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts.				3074:014/50-11:a 1205:074:080-11:a
Date:					
Time:					
Mileage:					7
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Service Att	empt Notes:				
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5.					

SCOTT TOWNSHIP SEWER 2013CV1416

350 TENNY STREET, BLOOMSBURG, PA 17815

EXP: 01/23/2014

The street was to the access

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA	ARGO			Case	Number
vs. MARYANN	I BOGERT (et al.)			2013	CV1416
	SERVICE CO	OVER SHE	EET		
Service De	talls:				
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 R	IGHTS		· ····· · · · · · · · · · · · · · · ·
Serve To:		Final Servi	www.cominu.com.com	angangarificada e tagèt	Milituarin puntati su statu na
Name:	H, James Hock	Served:		ult In Charen) Posted : Other
Primary	2626 Old Berwick Road	Adult In	Personally A	un in Opparge	/ Usica Ottici
Address:	Bloomsburg, PA 17815	Charge:	14 SAM	129 /4	ack
Phone:	570-784-7823 DOB :	Relation:	DEF		
Alternate Address:		Date:	12-26-1	₹ Time:	1105
Phone:		Deputy:	16	Mileage:	
Attorney/		5749, .:x:::::::::::::::::::::::::::::::::::			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
			210 000 7000		
Service At	lempts:			7.	
Date:					
Time:					
Mileage: Deputy:					
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	tempt Notes:				
1.	ACTION AND ADDRESS OF THE ACTION AND ADDRESS				····
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3.					
<u>4.</u> 5.					
<u>. </u>					

HOCK, H. JAMES

2013CV1416

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

Document Receipt

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

Ship to:

INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP

71901140006000016664 600 ARCH STREET ROOM 3259 Tracking #

Doc Ref#: 208ED2013 Postage 4.8100

PHILADELPHIA PA 19106

Docur	nent	Rece	int

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

 AM
 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS ADMINISTRATION

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING Tracking #1

71901140006000016657

Doc Ref #: Postage 208ED2013 4.8100

PHILADELPH:A PA 19107

Document Receipt

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

Ship to:

OFFICE OF F.A.! R. DEPARTMENT OF PUBLIC

WELFARE

PO BOX 9016 Tracking #: 71901140006000016640

Dac 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

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

Tracking #: 71901140006000016633

Doc Ref #: 208ED2013

Postage 4.5100

HARRISBURG PA 17128

DEPARTMENT 281230

Document Receipt

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

Ship to:

US DEPT OF JUSTICE ATTY FOR MIDDLE DISTRICT

PO BOX 11/64 Tracking #: 71901140006000016626

Dag Ref #: 208ED2013

Postage 4.8100

HARRISBURG PA 17108

Document Receipt

Ship to:

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704 Tracking # 71901140006000016619

Doc Ref #. 208ED2013

Postage 4.8100

PITTSBURGH: PA 15222

Document Receipt

Trans # 1656 Carrier / service: USPS Server First-Class Maik® 12/24/2013 12:00:00

Ship to:

COMMONWEALTH OF PA

PO BOX 2575 Tracking #1 71901140006000016602

Doc Ref # 208ED2013 Postage 4 8100

Postage 4.8

HARRISBURG PA 17105

Document Receipt

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

Ship to:

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: Doc Ref#:

71901140006000016596

208ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

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ESQ.

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ASSET ACCEPTANCE LLC

28405 VAN DYKE AVENUE Tracking #: 71901140006000016558

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CAPITAL ONE BANK C/O ARTHUR LASHIN, ESQ.

400 MARKET STREET 6TH FLOOR Tracking # 71901140006000016534

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PHILADELPHIA PA 19106

Page 1 of 1 Print Your Documents

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1648

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CAPITAL ONE BANK

C/O ARTHUR LASHIN, ESQ.

123 S BROAD STREET, SUITE 1660

Tracking #

71901140006000016527

Doc Ref #: Postage

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PHILADELPHIA PA 19109

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

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

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

Ship to:

ATLANTIC CREDIT & FINANCE INC.

2727 FRANKLIN ROAD, SW

Tracking # Dop Ref #: 71901140006000016503

208002013

4.8100 Postage

ROANCKE VA 24014

Document Receipt

Trans # 1645 Carrier / service: USPS Server First-Class Mark® 12/24/2013 12:00:00

Ship to:

ATLANTIC CREDIT & FINANCE INC

PO BOX 13386 Tracking #

Tracking # 71901140006000016497

Doc Ref # 298ED2013 Postage 4.8100

Postage

ROANOKE VA 24033

Document Receipt

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Ship to:

CITIBANKIN.A C/O BRITT SUTTELL, ESQ

1060 ANDREW DRIVE, SUITE 170 Tracking #: 71901140006000016480

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WEST CHESTER PA 19380

Page 1 of 1 Print Your Documents

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C/O AT&T UNIVERSAL CARD

PO BOX 152564

Tracking #:

71901140006000016473

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COLUMBUS

OH 43218

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Ship to:

CITIBANK N A

701 E 60TH STREET N

Tracking #.

71901140006000016466

Doc Ref#

208ED2013

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SIOUX FALLS SD 57104

Document Receipt

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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

Ship to:

LVNV FUNDING LLC C/O MICHAEL RATCHFORD,

ESQ.

120 NORTH KEYSER AVENUE Tracking #: 71901140306000016442

Dcc Ref #: 208ED2013 Postage 4.8100

SCRANION PA 18504

REAL ESTATE OUTLINE

	ED#_ <i>&</i> O C~/ S
DATE RECEIVED /クークティラ DOCKET AND INDEX /ターラティス	
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	V./
COPY OF DESCRIPTION	
WHEREABOUTS OF LKA	7 /
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	
WAIVER OF WATCHMAN	
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$1,350.00 OR	CK# <u>/373 067</u>
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEED
SALE DATE	11/9 / 17 TIME 0900
POSTING DATE	jeb, 12, 14
ADV. DATES FOR NEWSPAPER	1 ^{SI} WEEK 'Feb 26
	2 ND WEEK 1111 5
	3 RD WEEK

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 tands 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, hlw, dated 08/06/1999, recorded 08/09/1999 in Book 734, Page 444.

Parcel No. 31-4CI-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 failts 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 conneciton 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 Pula 2357

ra.K.C.P. 5169-5185 an	a Kui	e 3257
WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME		COURT OF COMMON PLEAS
MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.		CIVIL DIVISION
VS.		NO.: <u>2013-CV-1416</u>
DEAN H. BOGERT	ŀ	2013-ED-208
MARY ANN BOGERT		COLUMBIA COUNTY
Commonwealth of Pennsylvania:		33233333 0000111

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.

Barbara Y Sweth KPB (Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts
My Com Ex. 1st Monday in 20184

Dated 12-23-13 ____

PH# 932289

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

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS

MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

: CIVIL DIVISION

Plaintiff

: NO.: <u>2013-CV-1416</u>

DEAN H. BOGERT MARY ANN BOGERT

V.

: 2013-ED-208 : COLUMBIA COUNTY

Defendant(s)

:

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: Molun H Day
Phelan Hallingn, LLP

Adam H. Davis, Ésq., Id. No.203034

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 MARY ANN BOGERT No.: <u>2013-CV-1416</u> 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

adunt Du

Attorneys for Plaintiff

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

COURT OF COMMON PLEAS

2013-ED-208

MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

: CIVIL DIVISION

Plaintiff

: NO.: <u>2013-CV-1416</u>

DEAN H. BOGERT MARY ANN BOGERT

٧.

COLUMBIA COUNTY

Defendant(s)

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:

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- () 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.

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

COLUMBIA COUNTY

MORTGAGE, INC. F/K/A NORWEST MORTGAGE, INC.

COURT OF COMMON PLEAS

vs. : CIVIL DIVISION

DEAN H. BOGERT : NO.: 2013-CV-1416

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

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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.

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

DEAN H. BOGERT MARY ANN BOGERT

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 mortgagec) 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 pilce 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 <u>215-563-7000</u>.
- 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

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

(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:

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.

<u>TITLE TO SAID PREMISES IS VESTED IN</u> 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

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

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff:

NO.: <u>2013-CV-1416</u>

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. (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.

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- 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.)

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- 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 <u>215-563-7000</u>.
- 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

<u>3312 3RD STREET, BLOOMSBURG, PA 17815-3316</u> 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:

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.

<u>TITLE TO SAID PREMISES IS VESTED IN</u> 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

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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.

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(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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Prain

vs.

No.: 2013-CV-1416

<u>DEAN H. BOGERT</u> <u>MARY ANN BOGERT</u>

ISSUED

	Defendants		
NOW,			_ High Sheriff of Columbia County, Pennsylvania, do
hereby deputize the Sheriff of		County, Pen	nsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.			
Defendants alleged address is			
			Sheriff, Columbia County, Pennsylvania
		ŀ	3 y
	\$ 1 T UTS & 3 T FT		Deputy Sheriff
Now,	AFFIDAVIT - 20 , at		ck m., served the within
			by handing to
		a tru	e and correct copy of the original Notice of
Sale and made known to		the c	contents thereof.
Sworn and Subscribed before me		So Answer	8,
this			
day of	20		· · · · · · · · · · · · · · · · · · ·
		BY:	7 9444
Notary Public			Sheriff
	···· - <u>-</u>	20	_, See return endorsed hereon by Sheriff of
		Cour	ty, Pennsylvania, and made a part of this
return			
		So Answer	s,
			Sheriff
			Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE	I	INSTRUC	TIONS: Please t	ype or print legibly, insuring	
PROCESS RECEIPT and AFFIDAVIT OF RE	ETURN readability of all copies. Do not detach any copies.			o not detach any copies.	
	<u> </u>	Expiration	n date		
Plaintiff WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOM INC. F/K/A NORWEST MORTGAGE, INC.	ME MORTGAG	GE,	No.: <u>2013-CV-1416</u>		
Defendant	· -		Type or Writ of Con	nplaint	
DEAN H. BOGERT			EXECUTION/NOTICE OF SALE		
MARY ANN BOGERT					
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO:	SERVICE OR DESCI	RIPTION OF I	PROPERTY TO BE LEV	VIBD, ATTACHED OR SALE.	
AT { ADDRESS (Street or RFD, Apartment No., City, Bore, Twp., State and 3312 3RD STREET	l Zip Code)				
BLOOMSBURG, PA 17815-3316				<u> </u>	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	I IN EXPEDITING	S SERVICE.			
DI SACE BASE THE DESIGNES WITH THE CHARLESS I	ANIDDUTTO	D CALLS			
PLEASE POST THE PREMISES WITH THE SHERIFF'S H NOW,, 201. Sheriff of COLUMBIA County			nerill'ed		
County, to execute the within and make return thereof according to law.	, the abulitory of	.pouze me si		···	
	Shenfl of C	COLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	of whomever is fou	ind in pussess	sion, after notifying p	erson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plai		Telephone	Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F, Kennedy Boulev Philadelphia, PA 19103-1814	fendant vard, Suite 1400	(215)563	-7000	12/20113	
SPACE BELOW FOR USE OF SHERIF.	F ONLY — I	DO NOT	WRITE BELO	OW THIS LINE	
PLAINTIFF			Court Number		
			_		
			_		
RETURNED:					
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheriff		Date	
of20					
	Signature of Sher	ri l'f		Date	
	61 165 3				
	Sheriff of				

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RI	ETURN _		S: Please type or print legibly, insuri copies. Do not detach any copies.	ng —
Plaintiff WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HO INC. F/K/A NORWEST MORTGAGE, INC.	ME MORTGA	GE, No.: <u>20</u>	013-CV-1416	
Defendant DEAN H. BOGERT MARY ANN BOGERT	<u> </u>	'-	r Writ of Complaint CUTION/NOTICE OF SALE	
AT NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO DEAN H. BOGERT ADDRESS (Street of RFD, Apartment No., City, Boro, Twp., State at 3312 3RD STREET		RIPTION OF PROPER	TY TO BE LEVIED, ATTACHED OR SALE.	-
BLOOMSBURG, PA 17815-3316	- Inseri			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITING	G SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW,	ity, PA do hereby č	eputize the Sheriff of		
	Sheriff of	COLUMBIA County,	Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE property under within writ may leave same without a watchman, in custody attachment without liability on the part of such deputy or sheriff to any plais sheriff's sale thereof.	of whomever is for	ind in possession, afte	er notifying person of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Ph	aintiff efendant	Telephone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bould Philadelphia, PA 19103-1814	evard, Suite 1400	(215)563-7000	12/20113	>
PLAINTIFF SPACE BELOW FOR USE OF SHERIF	FF ONLY —	DO NOT WRI		_
TOMONIE		Court	uumner	
				_
RETURNED:				
RETURNED: AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep	o. Sheritf	Date	_
			Date Dare	
AFFIRMED and subscribed to before me this day	Signature of Dep			

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUCTIONS: Please type or print legibly, insuring			
PROCESS RECEIPT and AFFIDAVIT O	nd AFFIDAVIT OF RETURN readability of all copies. Do not detach any				
		Expiration date	<u> </u>		
Plaintiff WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO INC. F/K/A NORWEST MORTGAGE, INC.	O HOME MORTO	FAGE, No.: 2013-CV-14	416		
Defendant		Type or Writ of (Complaint		
DEAN II. BOGERT		EXECUTION	VNOTICE OF SALE		
MARY ANN BOGERT					
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, E MARY ANN BOGERT		ESCRIPTION OF PROPERTY TO BE	LEVIED, ATTACHED OR SALE.		
AT ADDRESS (Street or RFD, Apartment No., City, Boto, Twp., 3,312 3RD STREET	State and Zip Code)				
BLOOMSBURG, PA 17815-3316	· · · · · · · · · · · · · · · · · · ·	,			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL	ASSIST IN EXPEDIT	ING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE NOW,, 20, I, Sheriff of COLUMBIA		er danstina the Chemitt of			
County, to execute the within and make return thereof according to law.	County, 17X do heren	y deputize the sheriff of	·		
	Shoriff	of COLUMBIA County, Penna.			
		•			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. We property under within writ may leave same without a watchman, in cattachment without liability on the part of such deputy or sheriff to an sheriff's sale thereof.	ustady of whomever is	found in possession, after notifyin	2 person of levy or		
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 Philadelphia, PA 19103-1814	Defendant Boulevard, Suite 1400	(215)563-7000	12/20113		
SPACE BELOW FOR USE OF SHI	ERIFF ONLY -	– DO NOT WRITE BE	LOW THIS LINE		
PLAINTIUT		Court Number			
•		: :			
RETURNED:					
AFFIRMED and subscribed to before me thisd	av SO ANSWEI	RS .	Date		
	Signature of I		2016		
of2	0				
	Signature of 5	Sheriff	Date		
	Sheriff of				
	1 0101111101				

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

TD Bank, NA 3-180/360

001373067

æÞ

DATE 12/5/2013

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

Sheriff of Columbia County 35 W Main Street

TO THE ORDER OF

Bloomsburg, PA 17815

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

##084003E0# #1230E7E400# 36 1 50 B B B B B 发生是多数,更多的人,我们就是是是是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们也会会会是一个人,我们就是一个人,我们就是一个人, 第一个人,我们就是是是是是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,