

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Katarina Miller

NO. 2113 ED NO. 690-12 JD

DATE/TIME OF SALE: July 10 2:00

BID PRICE (INCLUDES COST) \$ 3433.52

POUNDAGE - 2% OF BID \$ 68.67

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3502.19

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Luk

TOTAL DUE: \$ 3502.19

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2002.19

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
PATRICIA A MILLER
PATRICIA MILLER

Attorney for the Plaintiff:

ZUCKER, GOLDBERG & ACKERMAN, LLC
200 SHEFFIELD STREET
SUITE 301
MOUNTAINSIDE, NJ 07092

Sheriff's Sale Date: Wednesday, July 10, 2013

Writ of Execution No. : 2012CV690

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 203 SOUTH MERCER STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$225.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$160.00
Total Sheriff Costs	\$2,180.54

Municipal Costs

Sewer	\$1,197.98
Total Municipal Costs	\$1,197.98

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$3,433.52**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

for County's Official Records, Please Call 570-389-5622

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

200 SHEFFIELD STREET, SUITE 101

P.O. BOX 1024

MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500

FACSIMILE: 908-233-1390

E-MAIL: office@zuckergoldberg.com

Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

* ALSO MEMBER OF NY, PA AND CA BAR
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* ALSO MEMBER OF NY BAR
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Pennsylvania Office:
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Hershey, PA 17033

FOUNDED IN 1923
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MAURICE J. ZUCKER (1918-1979)
JOHN D. GOLDBERG (1923-1962)
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ROBERT D. BALLEW
JAMES R. ACKERMAN
KACIE W. BROWN
MONIKA S. PUNDALIK
TODD MARSH
J. PATRICY KCHULS

XFP-161959

August 10, 2013

Office of the Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.

vs. Patricia A. Miller

Premises: 203 South Mercer Street

Berwick, PA 18603-4412

Docket No.: 2012-CV-690

Sale Date: July 10, 2013

Sheriff Sale No:

Dear Sir or Madam:

I am the attorney on the Writ for the above-referenced sale. Please be advised that I am assigning my bid to Wells Fargo Bank, NA, 3476 Stateview Blvd, Fort Mill, SC 29715

Please issue the Deed to the specified assignee above. Attached are two (2) original Recally Transfer Tax Affidavits of Value and a self-addressed, stamped envelope for return of the deed. Enclosed is a check in the amount of \$2,002.19 for additional costs due

Should you have any questions, please feel free to call me. Thank you.

Very Truly Yours,

ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Scott A. Dietterick, Esquire- PA I.D. #55650

Kimberly A. Bonner, Esquire- PA I.D. #89705

Joel A. Ackerman, Esquire- PA I.D. #202729

Ashleigh Levy Martin, Esquire- PA I.D. #306799

Ralph M. Salvia, Esquire- PA I.D. #202946

Jaimie R. Ackerman, Esquire- PA I.D. #311032

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

E-mail: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

Enclosures



Pennsylvania
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280893
HARRISBURG, PA 17128-0893

REALTY TRANSFER TAX

See Reverse for Instructions

State Tax Paid
Book Number
Page Number
Date Recorded

RECORDER'S USE ONLY

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

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

Name **Zucker, Goldberg & Ackerman, LLC**

Telephone Number **908-233-8500 ext 370**

Street Address
200 Sheffield Street

City
Mountainside

State
NJ

Zip Code
07092

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of COLUMBIA County

Grantee(s)/Lessee(s)

Wells Fargo Bank, NA

Street Address

P.O. Box 380

Street Address

3476 Stateview Blvd

City

Bloomensburg

State

PA

Zip

17815

City

Fort Mill

State

SC

Zip

29715

D. REAL ESTATE LOCATION

Street Address

203 South Mercer Street

City, Township, Borough

BERWICK BORO

School District

BERWICK AREA S D

County

COLUMBIA

Tax Parcel Number

04D-09-084

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

☐ Y ☒ N

1. Actual Cash Consideration

\$2,002.19

2. Other Consideration

0

4. County Assessed Value

\$22,139.00

5. Common Level Ratio Factor

X 3.55

6. Fair Market Value

\$78,593.45

F. EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Grantor's Interest in Real Estate

100%

1c. Percentage of Grantor's Interest conveyed

100%

Check Appropriate Box for Exemption Claimed

☐ Will or intestate succession

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

☐ If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy agency/straw party agreement)

☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or lien of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☒ Transfer from mortgage to a holder of a mortgage in default. Instrument # **20111164**

☐ Corrective or confirmatory deed (Attach complete copy of prior deed being corrected or confirmed)

☐ Statutory corporate consolidation, merger or division (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above): **100% exemption for transfer to a holder of a mortgage in default through Judicial Sale, pursuant to 72 P.S. 1102-C.3 (1)**

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Conveyance
ASHLEIGH LEVY MARIN

Date

8/12/13

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

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE HEXAGONS IN A DUAL-TONE TRUE WATERMARK WHEN HELD TO THE LIGHT

052059

52059

ZUCKER, GOLDBERG & ACKERMAN, LLC

ATTORNEYS AT LAW

PA ATTORNEY BUSINESS ACCOUNT

200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092

PH. 908-233-8500

JPMORGAN CHASE BANK

MONTCLAIR, NJ 07042
55-233/212

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE

AMOUNT

8/12/2013

\$*****2,002.19

Two Thousand Two and 19/100-----

US Dollars

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

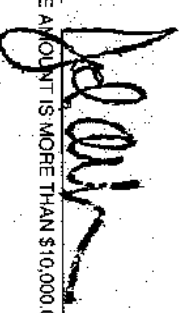
P.O. BOX 380

BLOOMSBURG, PA 17815

United States

161959_2012CV690

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00



⑈052059⑈ ⑈021202337⑈ ⑈6108811828⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS †
SCOTT A. DIETTERICK ‡
KIMBERLY A. BONNER ‡
STEVEN D. KROL
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200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
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Pennsylvania Office:
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‡ ALSO MEMBER OF NY AND DC BAR
‡ MEMBER OF PA BAR ONLY

XFP-161959

June 4, 2013

Fax no.: 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Premises: 203 South Mercer Street
Berwick, PA 18603-4412
Docket No.: 2012-CV-690
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for **June 5, 2013 to July 10, 2013**. Please announce this continuance at the June 5, 2013 Sheriff sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

LEONARD R. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

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June 4, 2013

Fax no.: 570-389-5625

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ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Premises: 203 South Mercer Street
Berwick, PA 18603-4412
Docket No.: 2012-CV-690
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for **June 5, 2013 to July 10, 2013**. Please announce this continuance at the June 5, 2013 Sheriff sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
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By: **Marina Alvarado**
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XFP-161959

May 6, 2013

Fax no.: 570-389-5625

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Premises: 203 South Mercer Street
Berwick, PA 18603-4412
Docket No.: 2012-CV-690
Sheriff Sale #:

Dear Sir/Madam:

Please continue the sheriff sale set for **May 8, 2013 to June 5, 2013**. Please announce this continuance at the May 8, 2013 Sheriff sale.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
ZUCKER GOLDBERG & ACKERMAN, LLC

By: **Marina Alvarado**
Foreclosure Sales Specialist
(908) 233-8500 x 370

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>225.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>48.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>34.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>487.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1293.54</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</u>

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1197.98</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1197.98</u>

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

TOTAL COSTS (OPENING BID) \$ 3433.52

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

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ATTORNEYS AT LAW

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OF COUNSEL:

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KIMBERLY A. BONNER, ESQ. ✕
RALPH M. SALVIA, ESQ. ✕

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XFP-161959

April 10, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Premises: 203 South Mercer Street, Berwick PA 18603-4412.
Docket No.: 2012-CV-690

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Dan Schlesinger of our office at (908) 233-8500 ext. 326.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY:

Daniel Schlesinger

Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-161959
(908) 233-8500; (908) 233-1390 FAX

dsc

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

CIVIL DIVISION

Plaintiff,

NO.: 2012-CV-690

vs.

TYPE OF PLEADING

Patricia A. Miller;

**Pa. R.C.P. RULE 3129.2(C) AFFIDAVIT OF SERVICE
OF DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

Defendant.

FILED ON BEHALF OF:

Wells Fargo Bank, N.A.

COUNSEL OF RECORD FOR THIS PARTY:

ZUCKER, GOLDBERG & ACKERMAN, LLC

Scott A. Dietterick, Esquire PA I.D. #55650
Kimberly A. Bonner, Esquire- PA I.D. #89705
Joel A. Ackerman, Esquire- PA I.D. #202729
Ashleigh L. Marin, Esquire- PA I.D. #306799
Ralph M. Salvia, Esquire- PA I.D. #202946
Jaime R. Ackerman, Esquire- PA I.D. #311032

200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XFP- 161959/dsc

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**


I, Daniel Schlesinger, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, Wells Fargo Bank, N.A., being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendants, Patricia A. Miller, are the record owners of the real property.
2. On or about February 19, 2013, Defendant Patricia A. Miller was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, via Certified Mail, return receipt requested at 630 Maple Ridge Road, Millville, PA 17846. A true and correct copy of said Notice and Proof of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about March 7, 2013, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

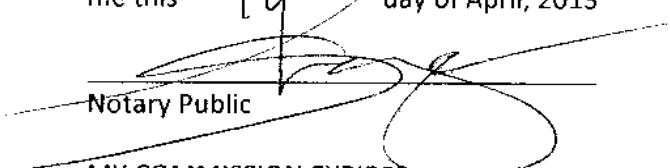
Finally, the undersigned deposes and says that the Defendants/Owners and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

Dated: April 10, 2013

ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff


DANIEL SCHLESINGER
Paralegal/Legal Assistant

Sworn to and subscribed before
me this 10 day of April, 2013


Notary Public

MY COMMISSION EXPIRES:

SHEREZA DEONARINE
Notary Public of New Jersey
ID# 2407261
My Commission Expires 4/12/2015

EXHIBIT A

Zucker, Goldberg & Ackerman, LLC
PO Box 1219
Mountainside, NJ 07092-1219



7196 9006 9296 5432 3735

20130214-102



Patricia A. Miller
630 MAPLE RIDGE RD
MILLVILLE, PA 17846-8940

PANOS



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2012-CV-690
Patricia A. Miller;	:	
Defendant.	:	

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Patricia A. Miller
630 Maple Ridge Road
Millville, PA 17846
AND
44 State Street, Apt #C3
Millville, PA 17846
AND
203 South Mercer Street
Berwick, PA 18603-4412

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on at prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

{SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"}.

The LOCATION of your property to be sold is:

203 South Mercer Street, Berwick, PA, 18603-4412

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2012-CV-690

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:



Patricia A. Miller

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.



3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/23/13

BY: 

Scott A. Dietherick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-161959
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Patricia A. Miller;

Defendant.

: CIVIL DIVISION
:
: NO.: 2012-CV-690
:
: Execution No.:
:
:
:
:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK, PA, DEVELOPED BY E.M, KOCHER, BERWICK, PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"



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SERVICE

First-Class Mail®

STATUS OF YOUR ITEM

Delivered

Arrival at Unit

DATE & TIME

February 19, 2013, 2:50 pm

February 19, 2013, 10:16 am

LOCATION

MILLVILLE, PA 17846

MILLVILLE, PA 17846

FEATURES

Certified Mail™

Electronic Shipping Info
Received

February 16, 2013

Check on Another Item

What's your label (or receipt) number?

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EXHIBIT B

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Patricia A. Miller;

Plaintiff,

Defendant.

CIVIL DIVISION

NO.: 2012-CV-690

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO:

UNKNOWN TENANT OR TENANTS
203 South Mercer Street
Berwick, PA 18603-4412

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

MERS AS NOMINEE FOR FIRST CHOICE
BANK.
P.O. Box 2026
Flint, MI 48501-2026

MERS AS NOMINEE FOR FIRST CHOICE
BANK 500 Campus Drive, Suite 102
Morganville, NJ 07751

BERWICK AREA JOINT SEWER
AUTHORITY
1108 Freas Avenue,
Berwick, PA 18603

UNKNOWN SPOUSE
630 Maple Ridge Road
Millville, PA 17846

PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR CHOICE
BANK
P.O. Box 2026
Flint, MI 48501-2026

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR CHOICE
BANK
500 Campus Drive, Suite 102
Morganville, NJ 07751

UNION COUNTY DOMESTIC RELATIONS
OFFICE
Domestic Relations Section,
First Floor, 103 S. Second St.,
Lewisburg, PA 17837

Zucker, Goldberg & Ackerman, LLC
XFP-161959
161959D1004C02272013P1

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in:

35 West Main Street
Bloomsburg, PA 17815

On 5/8/2013 at 9:00am, the following described real estate which Patricia A. Miller are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

203 South Mercer Street,
Berwick, PA 18603-4412
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of
Wells Fargo Bank, N.A.

Plaintiff

vs.

Patricia A. Miller, et al

Defendant(s)

at EX. NO. 2012-CV-690 in the amount of \$89452.61 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

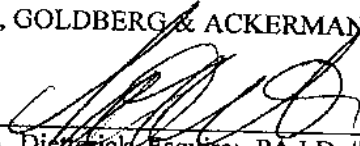
If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

2/28/13

BY:


Scott A. Dickerrick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; Pa I.D. #306799
Ralph M. Salvia; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #3110324
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XFP-161959
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Zucker, Goldberg & Ackerman, LLC
XFP-161959
161959D1004C02272013P3

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK, PA, DEVELOPED BY E.M, KOCHER, BERWICK, PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

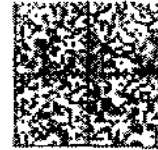
PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

Zucker, Goldberg & Ackerman, LLC
«Field2»-«Field1»
«Field1»D1004C02/12/2008P4



Ct



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000 428 2036
MAR 07 2013
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200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: UNKNOWN TENANT OR TENANTS

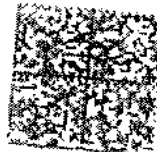
203 South Mercer Street

Berwick, PA 18603-4412

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200 Sheffield Street, Suite 101

Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

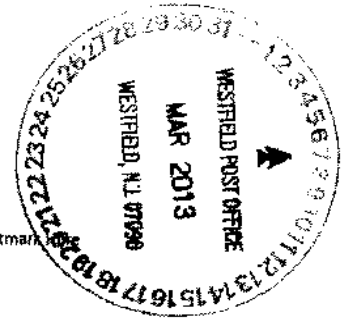
P.O. Box 2675

Harrisburg, PA 17105

County of P.Q.: COLUMBIA

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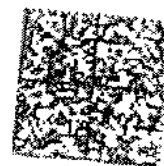
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-161959/sde TEAM C

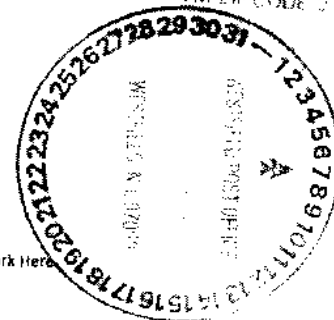
To: COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

County of P.Q.: COLUMBIA

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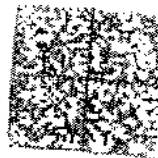
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-161959/sde TEAM C

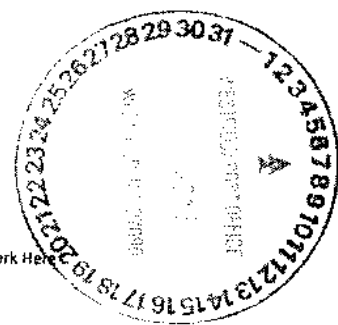
To: MERS AS NOMINEE FOR FIRST CHOICE BANK.
P.O. Box 2026
Flint, MI 48501-2026

County of P.Q.: COLUMBIA

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200 Sheffield Street, Suite 101
Mountainside, NJ 07092

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To: MERS AS NOMINEE FOR FIRST CHOICE BANK 500 Campus
Drive, Suite 102
Morganville, NJ 07751

County of P.Q.: COLUMBIA

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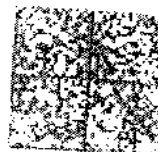
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue,
Berwick, PA 18603

County of P.Q.: COLUMBIA

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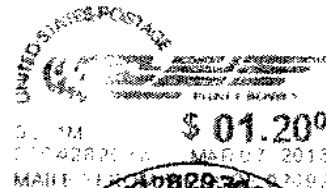
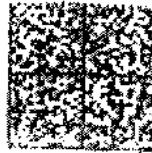
Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: UNION COUNTY DOMESTIC RELATIONS OFFICE
Domestic Relations Section,
First Floor, 103 S. Second St.,
Lewisburg, PA 17837

County of P.Q.: COLUMBIA

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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

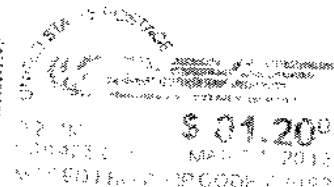
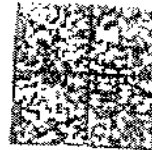
Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR CHOICE
BANK
500 Campus Drive, Suite 102
Morganville, NJ 07751

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

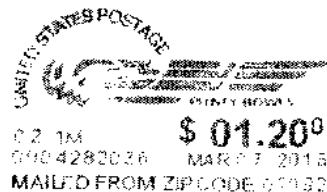
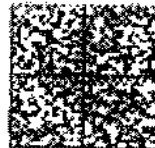
XFP-161959/sde TEAM C

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR CHOICE
BANK
P.O. Box 2026
Flint, MI 48501-2026

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County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



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c/o Zucker, Goldberg & Ackerman, LLC

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

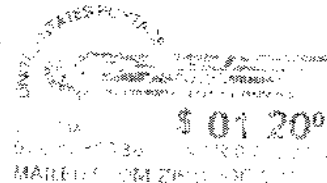
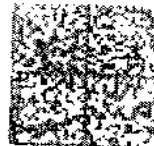
XFP-161959/sde TEAM C

To: COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065





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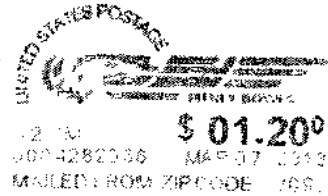
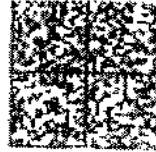
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



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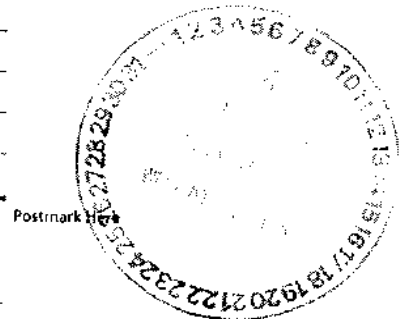
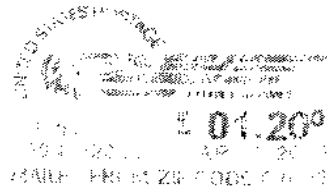
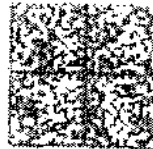
From: Scott A. Dietterick, Esquire
c/o Zucker, Goldberg & Ackerman, LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

XFP-161959/sde TEAM C

To: UNKNOWN SPOUSE
630 Maple Ridge Road
Millville, PA 17846

County of P.Q.: COLUMBIA

PS Form 3817, April 2007 PSN 7530-02-000-9065



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

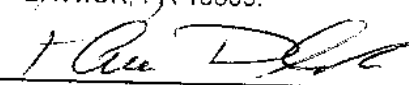


WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SHERIFF'S RETURN OF SERVICE

04/04/2013 10:10 AM - DEPUTY PAUL D'ANGELO, 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 203 SOUTH MERCER STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS.


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2013

COMMONWEALTH OF PENNSYLVANIA

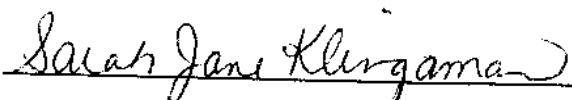
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

4TH day of APRIL, 2013



Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07046

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 03/07/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 203 SOUTH MERCER STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 04-04-13

Time: 1010

Deputy: *Danillo*

Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2012CV690

203 SOUTH MERCER STREET, BERWICK, PA 18603

EXP: 03/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SHERIFF'S RETURN OF SERVICE

02/12/2013 01:10 PM - DEPUTY CHARLES CARROLL, 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: PATRICIA A MILLER AT 44 S STATE STREET APT 3C, MILLVILLE, PA 17846.


CHARLES CARROLL, DEPUTY

SO ANSWERS,

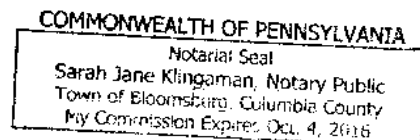

TIMOTHY T. CHAMBERLAIN, SHERIFF

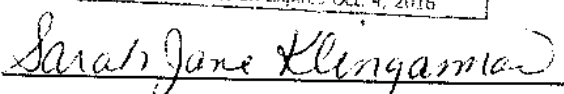
February 12, 2013

Affirmed and subscribed to before me this

NOTARY

12TH day of FEBRUARY, 2013





Attorney: ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 301, MOUNTAINVIEW, NJ 07096

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

**ZUCKER, GOLDBERG & ACKERMAN,
LLC
ATTORNEYS AT LAW**

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG
MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ¥
KIMBERLY A. BONNER, ESQ. ¥
RALPH M. SALVIA, ESQ. ¥

¥ MEMBER OF PA BAR ONLY

FRANCES GAMBARDIELLA
BRIAN C. NICHOLAS ◊
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON A
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH LEVY MARIN ‡
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
RACHIEL G. PACKER ‡
KACIE W. BROWN
MONIKA S. PUNDALIK

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◊ ALSO MEMBER OF NY AND ME BAR
Δ ALSO MEMBER OF NY BAR
‡ ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

XFP-161959

February 27, 2013

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

**Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Property Address: 203 South Mercer Street
Berwick, PA 18603-4412
Docket No.: 2012-CV-690
Sale Ref No.:**

Dear Sir/Madam:

Enclosed for filing please find an original and one (1) copy of an Amended Affidavit Pursuant to Rule 3129.1, to be filed in the above-referenced case. Please file the Affidavit upon receipt and return the time-stamped copy to me in the enclosed, self-addressed, stamped envelope.

If you should have any questions, please do not hesitate to contact Shereza Deonarine of our office at 908-233-8500 Ext. 299.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: Shereza Deonarine

Shereza Deonarine, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
E-mail: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

cc: Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 203 South Mercer Street, Berwick, PA 18603-4412.

1. Name and Address of Owner(s) or Reputed Owner(s):

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

2. Name and Address of Defendant(s) in the Judgment:

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

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

WELLS FARGO BANK, N.A.
Plaintiff

4. Name and Address of the last record holder of every mortgage of record:

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FIRST CHOICE BANK.
P.O. Box 2026
Flint, MI 48501-2026
AND
500 Campus Drive, Suite 102
Morganville, NJ 07751

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHOICE
BANK
P.O. Box 2026
Flint, MI 48501-2026
AND
500 Campus Drive, Suite 102
Morganville, NJ 07751

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

BERWICK AREA JOINT SEWER AUTHORITY
1108 Freas Avenue,
Berwick, PA 18603

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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNION COUNTY DOMESTIC RELATIONS OFFICE
Domestic Relations Section,
First Floor, 103 S. Second St.,
Lewisburg, PA 17837

UNKNOWN TENANT OR TENANTS
203 South Mercer Street
Berwick, PA 18603-4412

UNKNOWN SPOUSE
630 Maple Ridge Road
Millville, PA 17846

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

2/28/13

BY: 

Scott A. Dretterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-161959

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK, PA, DEVELOPED BY E.M, KOCHER, BERWICK, PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

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

REAL ESTATE TAX CERTIFICATION

Date: 03/05/2013

Fee: \$5.00

Cert. NO: 13754

MILLER PATRICIA A
203 SOUTH MERCER STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0703 -1078
Location: LOT 23
Parcel Id: 04D-09 -084 00,000

Assessment: 22,139
Balances as of 03/05/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By:

Columbia County Sheriff

Per:

dm.



February 21, 2013

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

WELLS FARGO BANK, N.A.

VS.

PATRICIA A. MILLER

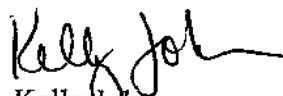
NO: 2012-CV-690

Dear Timothy:

The amount due on the sewer account #119773 for the property located at 203 S. Mercer Street, Berwick through June 30, 2013 is **\$1197.98**. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,


Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 03/07/2013

Warrant:

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

Serve To:

Name: ~~UNKNOWN SPOUSE~~ PAUL R. MILLER

Primary Address: 630 MAPLE RIDGE ROAD
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: NOT SERVED - DECEASED

Relation: DIED 2 YRS AGO / PER WIFE

Date: 2/12/13 Time: 1310

Deputy: 59 Mileage:

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC

Phone: 908-233-8500

Service Attempts:

Date:	2/12/13					
Time:	1205					
Mileage:						
Deputy:	59					

Service Attempt Notes:

1. SON IN LAW ADVISED DEF LIVES IN MILLVILLE ACROSS FROM
2. METHODIST CHURCH - GAVE CARD TO SON IN LAW
- 3.
4. PAUL RICHARD MILLER
- 5.
- 6.

UNKNOWN SPOUSE

2012CV690

630 MAPLE RIDGE ROAD, MILLVILLE, PA 17846

EXP: 03/07/2013

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
Plaintiff,	:	
vs.	:	NO.: 2012-CV-690
Patricia A. Miller;	:	
Defendant.	:	
	:	
	:	

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Patricia A. Miller
630 Maple Ridge Road
Millville, PA 17846
AND
44 State Street, Apt #C3
Millville, PA 17846
AND
203 South Mercer Street
Berwick, PA 18603-4412

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on *May 8, 2013* at *9:00 AM* prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

203 South Mercer Street, Berwick, PA, 18603-4412

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2012-CV-690

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Patricia A. Miller

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/23/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-161959

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	PATRICIA A MILLER
Primary Address:	630 MAPLE RIDGE ROAD 445, STATE ST. MILLVILLE, PA 17846 APT 3C
Phone:	DOB:
Alternate Address:	203 SOUTH MERGER STREET BERWICK, PA 17803
Phone:	

Final Service:

Served:	Personally Adult In Charge · Posted · Other
Adult In Charge:	PATRICIA A. MILLER
Relation:	DEF.
Date:	2/12/13
Time:	1300
Deputy:	59
Mileage:	

Attorney / Originator:

Name:	ZUCKER, GOLDBERG & ACKERMAN, LLC
Phone:	908-233-8500

Service Attempts:

Date:	2/12/13					
Time:	1205					
Mileage:						
Deputy:	59					

Service Attempt Notes:

1. SON-IN-LAW ADVISE DEF LIVES IN MILLVILLE ACROSS FROM METHODIST CHURCH - GAVE CARD TO SON IN LAW
- 3.
- 4.
- 5.
- 6.

MILLER, PATRICIA A

2012CV690

630 MAPLE RIDGE ROAD, MILLVILLE, PA 17846

EXP: 03/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia Co
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Haren Richendree
Relation:	clerk II
Date:	2-11-13
Time:	3:30
Deputy:	S-925-11
Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV690 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 03/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/07/2013
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 <u>Other</u>		
Adult In Charge:	DEB. MILLER		
Relation:	TAX OFF. @ CLERK		
Date:	2/11/13	Time:	1524
Deputy:	SCOTT	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV690

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 03/07/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher
Primary Address: 1615 Lincoln Avenue
 Berwick, PA 18603
Phone: 570-752-7442 **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: MARLE HOZE
Relation: CLERK
Date: 02/11/13 **Time:** 1420
Deputy: DANIELO **Mileage:**

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC **Phone:** 908-233-8500

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV690

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 03/07/2013

Tax Notice 2013 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON, TUE, THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2013BILL NO.
5011

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	22,139	9.146	198.43	202.48	222.73
SINKING		1.345	29.18	29.78	32.76
FIRE		1.25	27.12	27.67	29.05
LIGHT		1.75	37.97	38.74	40.68
BORO RE		11.1	240.83	245.74	258.03
The discount & penalty have been calculated for your convenience			533.53 April 30 If paid on or before	544.41 June 30 If paid on or before	583.25 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MILLER PATRICIA A
203 SOUTH MERCER STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04D-09-084-00,000
203 S MERCER ST
.1552 Acres Land 2,704
Buildings 19,435
Total Assessment 22,139

This tax returned
to courthouse on:
January 1, 2014

FILE COPY

If you desire a receipt send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	KELLI GREEN		
Relation:	CLERK		
Date:	02/11/13	Time:	1430
Deputy:	DANIELLO	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2012CV690

1108 FREAS AVE, BERWICK, PA 18603

EXP: 03/07/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
PATRICIA A MILLER (et al.)

Case Number
2012CV690

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/07/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	203 SOUTH MERCER STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	02/11/13	Time:	1440
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name: ZUCKER, GOLDBERG & ACKERMAN, LLC	Phone: 908-233-8500
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV690

203 SOUTH MERCER STREET, BERWICK, PA 18603

EXP: 03/07/2013

REAL ESTATE OUTLINE

ED # 21-13

DATE RECEIVED 2-11-13
DOCKET AND INDEX 2-11-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>3111</u>

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

SALE DATE	<u>May 8, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 4, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 17</u>	
	2 ND WEEK <u>24</u>	
	3 RD WEEK <u>May 1, 13</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV690

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, MAY 08, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK, PA, DEVELOPED BY E.M, KOCHER, BERWICK, PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH, BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

PROPERTY ADDRESS: 203 SOUTH MERCER STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04D-09-084

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

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

Attorney for the Plaintiff:
ZUCKER, GOLDBERG & ACKERMAN, LLC
MOUNTAINSIDE, NJ 908-233-8500

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON
CHRISTINE E. POTTER
RYAN S. MALC
ASHLEIGH L. MARIN
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
STEPHANIE WOLCHOK
ELIZABETH P. RIZZO
ROBERT D. BAILEY
JAIME R. ACKERMAN
RACHEL G. PACKER
KACIE W. BROWN

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
◊ ALSO MEMBER OF NY AND ME BAR
△ ALSO MEMBER OF NY BAR
E ALSO MEMBER OF PA BAR
‡ ALSO MEMBER OF NY AND DC BAR

ZUCKER, GOLDBERG & ACKERMAN, LLC ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033

OF COUNSEL:

SCOTT A. DIETTERICK, ESQ. ✕
KIMBERLY A. BONNER, ESQ. ✕
RALPH M. SALVIA, ESQ. ✕

✕ MEMBER OF PA BAR ONLY

XFP-161959

January 17, 2013

Ms. Tami Kline,
Columbia County Prothonotary
Columbia County Courthouse
Bloomsburg, PA 17815

Re: Wells Fargo Bank, N.A.
vs. Patricia A. Miller
Property Address: 203 South Mercer Street
Berwick, PA 18603-4412
Docket No.: 2012-CV-690
Writ of Execution (Mortgage Foreclosure)

FILED
PROTHONOTARY
2013 FEB -7 A 11:52
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Dear Ms. Kline:

Enclosed please find the following documents for filing with your office:

1. 1 Original Praecipe for Writ of Execution;
2. 1 Original and 2 copies for each Defendant of the Writ of Execution;
3. 1 Original Affidavit Pursuant to Rule 3129.1; and
4. Check in the amount of \$ 25.00.

Please file the originals immediately upon receipt and prepare the Writ of Execution and copies for the Sheriff. Kindly time-stamp and return to us the extra face page of the Praecipe in the enclosed self-addressed, stamped envelope. Then, forward the Writ of Execution and its copies, along with the following documents to the Sheriff's Office:

1. 1 copy of the Affidavit Pursuant to Rule 3129.1;
2. 1 Original and five (5) copies of the Legal Description, including the improvements, parcel number and property address;
3. 1 Original and two copies of the Notice of Sale for each Defendant (legal description attached). We will also be serving each Defendant by certified mail.
4. 1 Original Affidavit of Last Known Address;
5. 1 Original Affidavit of Non-Military Service;
6. 1 Original Waiver of Watchman; and
7. Check in the amount of \$1,500.00, representing the Sheriff's advanced costs.

Should you or the Sheriff's Office have any questions or need further documentation, please feel free to contact Daniel Schlesinger of our office at 908-233-8500.

Very Truly Yours,
ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: *Daniel Schlesinger*
Daniel Schlesinger, Legal Assistant
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
File No.: XFP-161959
(908) 233-8500; (908) 233-1390 FAX

dsc

Encl

cc: Sheriff of Columbia County (w/encl)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	2013 - ED - 21
	:	
Defendant.	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$89,452.61
Interest from 7/11/2012 to date of sale	\$5,289.40

Total

plus costs to be added

Prothonotary:

By: Barbara D. Schmitt - Acting
Clerk

Date: 02-07-13

Proth & Clerks of Sev. Courts
Mv Ct

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	2013-ED-21
	:	
Defendant.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	2013 - ED - 21
	:	
Defendant.	:	
	:	
	:	
	:	

To the Sheriff of Columbia County:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

See Exhibit "A" attached.

Amount Due	\$89,452.61
Interest from 7/11/2012 to date of sale	\$5,289.40

Total

plus costs to be added

Prothonotary:

By: Barbara D. Schmitt -
Clerk Acting

Date: 08-27-13

Proth & Clerk of sev. courts
My Comm. Expires 12/31/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	2013-ED-21
Defendant.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	2013-ED-21
	:	
Defendant.	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 203 South Mercer Street, Berwick, PA 18603-4412.

1. Name and Address of Owner(s) or Reputed Owner(s):

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

2. Name and Address of Defendant(s) in the Judgment:

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

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

WELLS FARGO BANK, N.A.
Plaintiff

4. Name and Address of the last record holder of every mortgage of record:

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FIRST CHOICE BANK.

2 P.O. Box 2026
Flint, MI 48501-2026

AND

3 500 Campus Drive, Suite 102
Morganville, NJ 07751

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

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:

4/ COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

5 UNKNOWN TENANT OR TENANTS

203 South Mercer Street

Berwick, PA 18603-4412

6 UNKNOWN SPOUSE

630 Maple Ridge Road

Millville, PA 17846

7 PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/23/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-161959

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

Document Receipt

Trans # 14290 Carrier / service: POST 2PM 2/11/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000020455

Doc Ref #: 21ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 14289 Carrier / service: POST 2PM 2/11/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS Tracking #: 9171924291001000020448

1150 FIRST AVE, 10TH FLR, STE 1001

Doc Ref #: 21ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 14288 Carrier / service: POST 2PM 2/11/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000020431

Doc Ref #: 21ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 14287 Carrier / service: POST 2PM 2/11/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020424

DEPARTMENT 281230

Doc Ref #: 21ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 14286 Carrier / service: POST 2PM 2/11/2013

Ship to: 14286

PA DEPT OF REVENUE

DEPT 280601

Tracking #: 9171924291001000020417

Doc Ref #: 21ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 14285 Carrier / service: POST 2PM 2/11/2013

Ship to: 14285

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020400

Doc Ref #: 21ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 14284 Carrier / service: POST 2PM 2/11/2013

Ship to: 14284

MERS AS NOMINEE FOR FIRST
CHOICE BK

500 CAMPUS DRIVE

Tracking #: 9171924291001000020394

Doc Ref #: 21ED2013

MORGANVILLE NJ 07751

Document Receipt

Trans # 14282 Carrier / service: POST 2PM 2/11/2013

Ship to: 14282

MERS AS NOMINEE FOR FIRST
CHOICE BK

PO BOX 2026

Tracking #: 9171924291001000020387

Doc Ref #: 21ED2013

FLINT MI 48501

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 203 South Mercer Street, Berwick, PA 18603-4412.

1. Name and Address of Owner(s) or Reputed Owner(s):

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

2. Name and Address of Defendant(s) in the Judgment:

PATRICIA A. MILLER
630 Maple Ridge Road
Millville, PA 17846

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

WELLS FARGO BANK, N.A.
Plaintiff

4. Name and Address of the last record holder of every mortgage of record:

WELLS FARGO BANK, N.A.
Plaintiff

MERS AS NOMINEE FOR FIRST CHOICE BANK.

P.O. Box 2026

Flint, MI 48501-2026

AND

500 Campus Drive, Suite 102

Morganville, NJ 07751

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

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:

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. Box 2675

Harrisburg, PA 17105

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:

COLUMBIA COUNTY DOMESTIC RELATIONS OFFICE

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS

203 South Mercer Street

Berwick, PA 18603-4412

UNKNOWN SPOUSE

630 Maple Ridge Road

Millville, PA 17846

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION

Dept. 280601

Harrisburg, PA 17128-0601

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

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated: 1/23/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-161959

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK. PA, DEVELOPED BY E.M, KOCHER, BERWICK. PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Patricia A. Miller
630 Maple Ridge Road
Millville, PA 17846
AND
44 State Street, Apt #C3
Millville, PA 17846
AND
203 South Mercer Street
Berwick, PA 18603-4412

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at 35 West Main Street
Bloomsburg, PA 17815 on _____ at _____ prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement
of the measured boundaries of the property, together with a brief mention of the buildings and any
other major improvements erected on the land.

{SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"}.

The LOCATION of your property to be sold is:

203 South Mercer Street, Berwick, PA, 18603-4412

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. **2012-CV-690**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Patricia A. Miller

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER GOLDBERG & ACKERMAN, LLC

Dated:

1/23/13

BY: 

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

File No.: XFP-161959

(908) 233-8500; (908) 233-1390 FAX

E-mail: Office@zuckergoldberg.com

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF AND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTH MERCER STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 24; THENCE SOUTH 12 DEGREES 45 MINUTES WEST ALONG THE WESTERLY AIDE OF SOUTH MERCER STREET 40 FEET TO THE NORTHEASTERLY CORNER OF LOT NO. 22; THENCE NORTH 77 DEGREES 15 MINUTES WEST ALONG THE NORTHERLY LINE OF LOT NO. 22 146.9 FEET TO THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER; THENCE ALONG THE EASTERLY LINE OF LAND OF B.C. LONGENBERGER NORTH 13 DEGREES EAST 40 FEET TO LOT NO 24; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 24 SOUTH 77 DEGREES 15 MINUTES EAST 146.7 FEET TO THE PLACE OF BEGINNING BEING LOT NO. 23 AS SHOWN ON "MAP OF ADDITION TO BERWICK, PA, DEVELOPED BY E.M, KOCHER, BERWICK, PA. SCALE 1" EQUAL 50'- MAY 5, 1928 R.A. MCCACHRAN, C.E.

PARCEL NO. 04D-09-084

BEING THE SAME PREMISES WHICH , BY DEED DATED OCTOBER 23, 1998 AND RECORDED OCTOBER 26, 1998 IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 703, PAGE 1078, GRANTED AND CONVEYED UNTO PATRICIA A. MILLER.

PROPERTY KNOWN AS 203 SOUTH MERCER STREET, BERWICK, PA, 18603-4412

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

Patricia A. Miller;

Defendant.

CIVIL DIVISION

NO.: 2012-CV-690

AFFIDAVIT OF LAST KNOWN ADDRESS

STATE OF NEW JERSEY

COUNTY OF UNION

SS:

Before me, the undersigned authority, a Notary Public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 203 South Mercer Street, Berwick, PA 18603-4412 is Patricia A. Miller, with a last known address of 44 State Street, Apt #C3, Millville, PA 17846, to the best of his knowledge, information and belief.

ZUCKER, GOLDBERG & ACKERMAN, LLC

Dated:

1/23/13

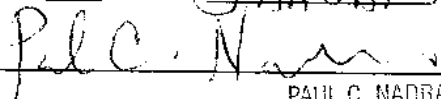
By:

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

Atty File No.: XFP-161959
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
Email: Office@zuckergoldberg.com
(908) 233-8500; (908) 233-1390 FAX

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 23 DAY OF JANUARY 2013.



NOTARY PUBLIC

PAUL C. NADRATOWSKI
Notary Public of New Jersey
ID# 2407850

My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	
	:	

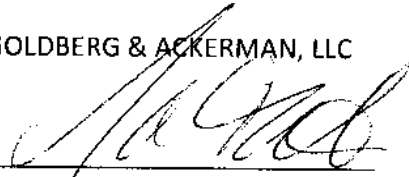
AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY)
) SS
COUNTY OF UNION)


Before me, the undersigned authority, a notary public in and for said County and Commonwealth, personally appeared Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, Joel Ackerman, Esquire, Ashleigh L. Marin, Esquire, Ralph M. Salvia, Esquire, Jaime R. Ackerman, Esquire, attorney for Plaintiff, who being duly sworn according to law deposes and says that the Defendant is not in the military service of the; UNITED STATES OF AMERICA to the best of his knowledge, information and belief.

Dated: 1/23/13

ZUCKER GOLDBERG & ACKERMAN, LLC

BY: 
Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; PA I.D. #89705
Joel A. Ackerman, Esquire; PA I.D. #202729
Ashleigh L. Marin, Esquire; PA I.D. #306799
Ralph M. Salvia, Esquire; PA I.D. #202946
Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
File No.: XFP-161959
(908) 233-8500; (908) 233-1390 FAX
E-mail: Office@zuckergoldberg.com

Sworn to and subscribed before me this
23 day of JANUARY, 2013.



Notary Public

PAUL C. NADRA
Notary Public of New Jersey
ID# 2407850
My Commission Expires 4/27/2016

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.,	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO.: 2012-CV-690
vs.	:	
	:	Execution No.:
Patricia A. Miller;	:	
	:	
Defendant.	:	
	:	
	:	
	:	

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated:

1/23/13

ZUCKER, GOLDBERG & ACKERMAN, LLC

By: _____

Scott A. Dietterick, Esquire; PA I.D. #55650

Kimberly A. Bonner, Esquire; PA I.D. #89705

Joel A. Ackerman, Esquire; PA I.D. #202729

Ashleigh L. Marin, Esquire; PA I.D. #306799

Ralph M. Salvia, Esquire; PA I.D. #202946

Jaime R. Ackerman, Esquire; PA I.D. #311032 ✓

Atty File No.: XFP-161959

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Email: Office@zuckergoldberg.com

(908) 233-8500; (908) 233-1390 FAX

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-690

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Patricia A. Miller;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 630 Maple Ridge Road, Millville, PA 17846

Sir: ☒ Please serve Defendant, Patricia A. Miller, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____

Date: _____ Name: _____
Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092

Dated: January 17, 2013

Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick
Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-161959

For office use only:

C_161959_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

DOCKET NO: 2012-CV-690

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Patricia A. Miller;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 203 South Mercer Street, Berwick, PA 18603-4412

Sir: ☒ Please **POST** the Handbill and Notice of Sale at the above Mortgaged Premises.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____

Date: _____ Name: _____

Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Scott A. Dietterick, Esq.

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Dated: January 17, 2013

Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick

Scott A. Dietterick, Esquire

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

XFP-161959

For office use only:

C_161959_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2012-CV-690

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Patricia A. Miller;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 630 Maple Ridge Road, Millville, PA 17846

Sir: ☒ Please serve Defendant, Patricia A. Miller, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above):

Columbia County Sheriff's Office: _____ Name: _____

Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

**Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 101
Mountainside, NJ 07092**

Dated: January 17, 2013

Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500
XFP-161959

For office use only:

C_161959_SRE1_C

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania

DOCKET NO: 2012-CV-690

PLAINTIFF: Wells Fargo Bank, N.A.

DEFENDANT(S): Patricia A. Miller;

TYPE OF WRIT OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 44 State Street, Apt #C3, Millville, PA 17846

Sir: ☒ Please serve Defendant, Patricia A. Miller, OR an adult member of the family with whom he/she resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale.

Should you have any questions please contact Daniel Schlesinger of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone other than Defendant): _____

Address (if different than as stated above): _____

Columbia County Sheriff's Office: _____

Name: _____

Date: _____ Title: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC

ATTN: Scott A. Dietterick, Esq.

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

Zucker, Goldberg & Ackerman, LLC

Dated: January 17, 2013

By: Scott A. Dietterick

Scott A. Dietterick, Esquire

Attorneys for Plaintiff

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

XFP-161959

For office use only:

C_161959_SRE1_C

03111

JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

DATE 8/29/2012 AMOUNT *****1,500.00

US Dollars

One Thousand Five Hundred and 00/100

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG, PA 17815
United States

161959;;161959_Sheriff Sale Ad

TWO SIGNATURES REQUIRED IF THE AMOUNT IS MORE THAN \$10,000.00

154455.1881
1:02.2023371: 11
00311111

11877556757

003111 10660531

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT