

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank vs Gregory Patterson

NO. 3-13 ED NO. 369-12 JD

DATE/TIME OF SALE: July 10 2000


BID PRICE (INCLUDES COST) \$ 3224105

POUNDAGE - 2% OF BID \$ 64,48

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3288.53

PURCHASER(S):  Joseph A Dessure

ADDRESS:

NAMES(S) ON DEED:

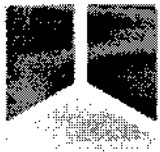
PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$ 3288.53

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 1938.53



Phelan Hallinan

Representing Lenders in Foreclosure

1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000  
Fax #: 215-568-7616  
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER  
Legal Assistant,

August 16, 2013

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

Re: GREGORY V. PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED  
373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838  
2012-CV-369

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, 8200 Jones Branch Drive, Mailstop 202, McLean, VA 22102.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER  
On behalf of Phelan Hallinan, LLP

cc: WELLS FARGO BANK, N.A.

PH # 771810

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

**See Reverse for Instructions**

State ad

Book Number

Page Number

Date Recorded

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

## A. CORRESPONDENT -- All inquiries may be directed to the following person:

Name

Telephone Number

Phelan Hallinan, LLP

Area Code 215-563-7000

Street Address

City

State

Zip Code

1617 JFK Boulevard, Suite 1400

Philadelphia

PA

19103

One Penn Center Plaza

## B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy Chamberlain

## C. Date of Acceptance of Document

Grantee(s)/Lessee(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Street Address

Street Address

PO Box 380, W. Main Street

8200 Jones Branch Drive, Mailstop 202

City

State

Zip Code

City

State

Zip Code

Bloomsburg

PA

17815

McLean

VA

22102

## D. REAL ESTATE LOCATION

Street Address

City, Township, Borough

373 CATHERINE STREET, BLOOMSBURG, PA

TOWNSHIP OF BLOOMSBURG

17815-1838

County

School District

Tax Parcel Number

COLUMBIA

BLOOMSBURG

05F-03-094-00.000

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

☐ Y☒ N

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

= \$3,288.53 (winning bid)

+ -0-

= \$3,288.53

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

= \$24,020.00

x 3.55

= \$85,271.00

## F. EXEMPTION DATA

1a. Amount of Exemption Claimed

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

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

100%

100%

100%

Check Appropriate Box Below 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 of agency/straw party agreement.)

☐

Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐

Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐

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

☐

Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒

\*Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1452(c). This is a Government Instrumentality.

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

Signature of Correspondent or Responsible Party

Date

KINYON LANIER

8/22/17

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

Sheriff of Columbia County

DATE 10/11/2013

CHECK # 001357311

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
771810	10/11/2013	1,938.53	0.00	001285973	1,938.53
KXL [771810] 373 CATHERINE STREET (2012-CV-369)					
<i>Patterson</i>					
TOTAL		1,938.53	0.00		1,938.53

Sheriff of Columbia County

DATE 10/11/2013

CHECK # 001357311

VENDOR SCOLU

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TOTAL		1,938.53	0.00		1,938.53



1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8856

**Phelan Hallinan &  
Schmieg, LLP**

# Fax

3

**To:** Columbia County Sheriff Office

**From:** Patrick Wirt

**Fax:** 570.389.5625

**Date:** February 14, 2013

**Phone:**

**Pages:** 1

**Re:** Postpone Sale Date

**CC:**

☒ **Urgent**

☒ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

**•Comments:**

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 60 days to JULY 2013. Currently the sale is set for 05/08/2013. Please provide a new sale date and time as soon as possible.

277978 – UNKNOWN HEIRS OF JOEL PATTERSON – 373 CATHERINE– 2012-CV-369

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

Thank you for you assistance in this matter.

Thank you,

Patrick Wirt

Phone – 215-320-0007 Ext 1338

Fax – 215-563-8856

**Phelan Hallinan, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000  
Fax: (215) 563-7009**

**Representing Lenders in  
Pennsylvania**

**Foreclosure Manager**

**May 3, 2013**

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

**Attn: Real Estate Department**

**Fax Number: 570-389-5625**

**Re: WELLS FARGO BANK, N.A. v.  
GREGORY V. PATTERSON and UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED  
373 CATHERINE STREET BLOOMSBURG, PA 17815-1838  
No.: 2012-CV-369**

**Dear Sir/Madam:**

**Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for  
May 8, 2013 due to the following: Per Client.**

**The Property is to be relisted for the July 10, 2013 Sheriff Sale.**

**Thank you for your cooperation in this matter.**

**Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP**

Phelan Hallinan, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103  
215-563-7000  
Main Fax 215-568-7616

LISA STEINMAN  
Legal Assistant

Representing Lenders in  
Pennsylvania and New Jersey

OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, N.A. VS. GREGORY V. PATTERSON, in his capacity as  
administrator of the estate of JOEL PATTERSON, DECEASED AND UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED  
No.: 2012-CV-369

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your  
office.

Thank you for your cooperation.

Sincerely,

LISA STEINMAN

cc: Prothonotary of COLUMBIA County



**PHELAN HALLINAN, LLP**

Attorney for Plaintiff

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, PA 19103

215-563-7000

WELLS FARGO BANK, N.A.

Plaintiff

vs.

GREGORY V. PATTERSON, in his capacity as  
administrator of the estate of JOEL PATTERSON,  
DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED

Defendants

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

CIVIL DIVISION  
NO. 2012-CV-369

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE**  
**PURSUANT TO P.R.C.P., 404(2)/403**

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED on JANUARY 18, 2013 in accordance with the Order of Court dated JUNE 18, 2012. The property was posted on JANUARY 30, 2013. Publication was advertised in THE PRESS ENTERPRISE on JANUARY 25, 2013.

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: \_\_\_\_\_

Phelan Hallinan, LLP

By:   
Melissa J. Cantwell, Esq., Id. No.308912  
Attorney for Plaintiff

FILED  
PROTHONOTARY

2012 JUN 18 A 9:59

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA  
**IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA**

ATTORNEY FILE COPY -  
PLEASE RETURN  
**COPY**

WELLS FARGO BANK, N.A.

VS.

GREGORY V. PATTERSON, in his capacity as  
Administrator of the Estate of JOEL PATTERSON

ET AL.

COURT OF COMMON PLEAS  
CIVIL DIVISION

NO. 2012-CV-369

COLUMBIA COUNTY

**ORDER**

AND NOW, this

18

day of June, 2012, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint, and all future pleadings, on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by mailing a true and correct copy of the Complaint by Regular mail; and by posting the mortgaged premises at 373 CATHERINE STREET, BLOOMSBURG, PA 17815 by the Sheriff or by a non-party competent adult.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

*Thomas A. James Jr.*

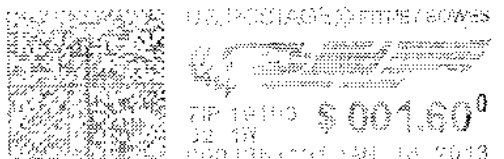
277978

Name and Address 

**PHILAN HALLINAN & SCHMIEG, LLP  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED 373 CATHERINE STREET BLOOMSBURG, PA 17815-1838	
2	****		
3			
4			
5			
6			
7			
8			
Total Number of Pieces Listed by Sender		RE: PATTERSON PHS# 277978 COLUMBIA	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)	

**LAS/NOS-Certificate of Mailing-  
CODE 1020**



**AFFIDAVIT OF SERVICE (FHLMC)**

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

**COLUMBIA COUNTY**

**PHS # 277978**

**DEFENDANT**  
**GREGORY V. PATTERSON**, in his capacity as Administrator of the  
Estate of **JOEL PATTERSON**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**  
**PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,**  
**DECEASED**

**SERVICE TEAM/las**  
**COURT NO.: 2012-CV-369**

**SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**  
**PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,**  
**DECEASED AT:**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: March 6, 2013**

**373 CATHERINE STREET**  
**BLOOMSBURG, PA 17815-1838**

**\*\*\*Please post property with Notice of Sale in accordance with Court**  
**Order\*\*\***

**SERVED**

Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED. Defendant on the 30<sup>th</sup> day of JANUARY, 20 13, at

10:35, o'clock A. M., at 373 CATHERINE ST, BLOOMSBURG, PA in the manner described below:

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

☒ Other: POSTED PROPERTY w/ NOTICE OF SALE

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, Ronald Moll, a competent adult, hereby verify that I personally ~~handed~~ <sup>POSTED</sup> a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 1/30/13

NAME: Ronald Moll

PRINTED NAME: Ronald Moll

TITLE: Process Server

**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., I, \_\_\_\_\_, a competent adult hereby state that Defendant **NOT FOUND** because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
- ☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_ at \_\_\_\_\_
- ☐ Service Refused

Other: \_\_\_\_\_

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

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

PRINTED NAME: \_\_\_\_\_

**ATTORNEY FOR PLAINTIFF**

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

NOTICE OF

SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS OF  
COLUMBIA COUNTY,  
PENNSYLVANIA  
NO. 2012-CV-369

WELLS FARGO BANK, N.A.  
v.

GREGORY V. PATTERSON  
AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER JOEL PATTERSON,  
DECEASED

NOTICE TO UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PER-  
SONS, FIRMS, OR ASSO-  
CIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM  
OR UNDER JOEL PATTER-  
SON, DECEASED  
NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

Being Part of  
373 CATHERINE STREET  
BLOOMSBURG, PA 17815-  
1838

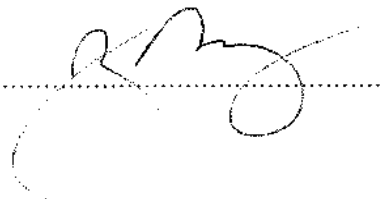
Being in Town of Blooms-  
burg County of COLUMBIA  
Commonwealth of Pennsylvania  
Tax Parcel  
# 05E03-094-00-000

Improvements consist of  
residential property  
Sold as the property of GRE-  
GORY V. PATTERSON, SUC-  
CESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOEL  
PATTERSON, DECEASED,  
MICHAEL R. PATTERSON  
and JUDITH A. PATTER-  
SON

Your house (real estate) at  
373 CATHERINE STREET,  
BLOOMSBURG, PA 17815-  
1838 is scheduled to be  
sold at the Sheriff's Sale on  
MARCH 6, 2013 at 9:00  
AM, at the COLUMBIA  
County Courthouse, 35  
West Main Street, Blooms-  
burg, PA 17815 to enforce  
the Court Judgment of  
\$85,504.96, obtained by:  
WELLS FARGO BANK, N.A.  
(the mortgagee), against the  
above premises.

PHILAN HALLINAN, LLP  
Attorney for Plaintiff

arty being duly sworn according to law deposes and says that Press Enterprise is  
er of general circulation with its principal office and place of business at 3185  
a Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was  
on the 1st day of March, 1902, and has been published daily, continuously in said  
ty and State since that day and on the attached notice January 25, 2013  
nt is one of the officers or publisher or designated agent of the owner or publisher of  
er in which legal advertisement was published; that neither the affiant nor Press  
interested in the subject matter of said notice and advertisement and that all of the  
the foregoing statement as to time, place, and character of publication are true.



scribed to before me this 25<sup>th</sup> day of January, 2013.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelter, Notary Public  
South York, Columbia County  
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

..... 20....., I hereby certify that the advertising and  
ounting to \$.....for publishing the foregoing notice, and the  
been paid in full.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

WELLS FARGO BANK, N.A.

vs.

## Defendant

GREGORY V PATTERSON  
GREGORY PATTERSON  
UNKNOWN HEIRS OF JOEL PATTERSON,  
DECEASED

### Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

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

Writ of Execution No. : 2012CV369

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 373 CATHERINE STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$345.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Surcharge	\$240.00
Tax Claim Search	\$5.00

**Total Sheriff Costs \$2,545.10**

## Municipal Costs

Sewer	\$623.95
-------	----------

**Total Municipal Costs \$623.95**

## Distribution Costs

Recording Fees	\$55.00
----------------	---------

**Total Distribution Costs \$55.00**

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)

(If a contribution shall be required)

**Location of the real estate:** 373 CATHERINE STREET, BLOOMSBURG, PA 17815

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**Grand Total:**

**\$3,224.05**

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

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

Columbia County Sheriff's Office, PA 17815

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/04/2013

Warrant:

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

### Serve To:

Name: BENEFICIAL CONSUMER DISCOUNT COMI

Primary Address: 417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:	1/10/13	1/11/13	1/11/13			
Time:	1120	0835	1330			
Mileage:						
Deputy:	S9411	S9	S9			

### Service Attempt Notes:

1. CANT LOCATE - CHECKED WITH REGENCY LOAN - THEY ADVISE DEF OUT OF BUSINESS
2. CHECK P.D. - NO INFO & NO FORWARDING ADD.
2. CHECK WITH ONE MAIN FINANCIAL (GIANT PLAZA) MANAGER ADVISED DEF HAS NO STORE FRONTS IN AREA
3. CHECK 1000 MARKET ST. BLOOM - NEG RESULTS

5.

6.

BENEFICIAL CONSUMER C

2012CV369

417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 EXP: 02/04/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



<b><u>Plaintiff</u></b>	<b><u>Defendant</u></b>
WELLS FARGO BANK, N.A.	vs. GREGORY V PATTERSON GREGORY PATTERSON UNKNOWN HEIRS OF JOEL PATTERSON, DECEASED

**Attorney for the Plaintiff:**  
PHELAN HALLINAN & SCHIMIEG LLP  
ONE PENN CENTER AT SUBURAN STATION  
SUITE 1400 1617 JFK BLVD  
PHILADELPHIA, PA 19103-1814

**Sheriff's Sale Date:** Wednesday, March 6, 2013  
**Writ of Execution No. :** 2012CV369  
**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 373 CATHERINE STREET, BLOOMSBURG, PA 17815

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,436.10
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$345.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$11.50
Notary Fee	\$10.00
Surcharge	\$240.00
Tax Claim Search	\$5.00

**Total Sheriff Costs** **\$2,545.10**

## Municipal Costs

Sewer	\$623.95
<b>Total Municipal Costs</b>	<b>\$623.95</b>

## Distribution Costs

Recording Fees	\$55.00
<b>Total Distribution Costs</b>	<b>\$55.00</b>

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)

(or Countywide Sheriff's Association)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

**\$3,224.05**

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

94 County of Santa Clara, Nevada

**Phelan Hallinan, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania and New Jersey

Foreclosure Manager

March 5, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **WELLS FARGO BANK, N.A. v.**  
**GREGORY V. PATTERSON and UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING**  
**RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,**  
**DECEASED**  
**373 CATHERINE STREET BLOOMSBURG, PA 17815-1838**  
**No.: 2012-CV-369**

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for March 6, 2013 due to the following: Per Client.

The Property is to be relisted for the May 8, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP

# SHERIFF'S SALE COST SHEET

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

- DOCKET/RETURN	\$15.00	
- SERVICE PER DEF.	\$ <u>345.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>24.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
- MILEAGE	\$ <u>6.00</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>11.50</u>	
- NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>629.00</u>

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

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

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

- SEWER 20	\$ <u>623.95</u>	
- WATER 20	\$	
TOTAL *****		\$ <u>623.95</u>

- SURCHARGE FEE (DSTE)	\$ <u>240.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 3224.05

<b>WELLS FARGO BANK, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON</b>	:	<b>NO.: <u>2012-CV-369</u></b>
	:	
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED</b>	:	<b>COLUMBIA COUNTY</b>
Defendant(s)	:	
	:	<b>PHS # 277978</b>

**ATTORNEY FILE COPY  
PLEASE RETURN**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838.

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

Name

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

**GREGORY V. PATTERSON, IN HIS  
CAPACITY AS ADMINISTRATOR OF THE  
ESTATE OF JOEL PATTERSON**

**340 HILLSIDE DR  
BLOOMSBURG, PA 17815-8202**

**373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED**

**373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838**

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

Name

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

**SAME AS ABOVE.**

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

Name

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

**HSBC, A LONDON CORPORATION,  
S/B/M/A OF BENEFICIAL CONSUMER  
DISCOUNT COMPANY, DBA BENEFICIAL  
MORTGAGE COMPANY OF  
PENNSYLVANIA**

**961 WEIGEL DRIVE  
ELMHURST, IL 60126**

**HSBC, A LONDON CORPORATION, S/B/M/A  
OF BENEFICIAL CONSUMER DISCOUNT  
COMPANY, DBA BENEFICIAL MORTGAGE  
COMPANY OF PENNSYLVANIA C/O LESLIE  
EVANS**

**961 WEIGEL DRIVE  
ELMHURST, IL 60126**

**ATTORNEY FILE COPY  
PLEASE RETURN**

**ATTORNEY FILE COPY  
PLEASE RETURN**

**HSBC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA  
C/O TERRENCE J. MCCABE, ESQUIRE**

**MCCABE, WEISBERG, & CONWAY, P.C.  
123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19109**

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

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

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**

**417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O CHRIS ROMIG**

**417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O RECORDS PROCESSING SERVICES**

**577 LAMONT ROAD  
ELMHURST, IL 60126**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O SANDIE YULE**

**417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815**

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

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

**None.**

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

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

**None.**

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

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

**TENANT/OCCUPANT**

**373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838**

**THE ESTATE OF JOEL PATTERSON  
C/O NOAH G. NAPARSTECK, ESQUIRE**

**DERR, PURSEL, LUSCHAS & NAPARSTECK  
120 W. MAIN STREET  
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION**

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

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

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

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

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

THE ESTATE OF JOEL PATTERSON  
C/O C. BRIAN CRANE, ESQUIRE

120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

MICHAEL R. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

3221 DAVID DR  
HURST, TX 76054-2040

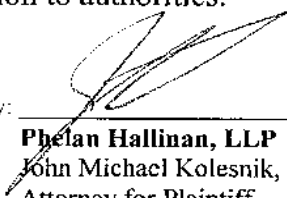
JUDITH A. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

538 LAKE VALLEY DR  
HAZLETON, PA 18202-8209

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

Date: 12/28/12

By: \_\_\_\_\_

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

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

Anastasia Graham  
Legal Assistant

Representing Lenders in  
Pennsylvania and New Jersey

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

No.: 2012-CV-369  
No.:

Re: **WELLS FARGO BANK, N.A. VS. GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED**

No.: 2012-CV-369, No.:

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1**

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*\*Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\*

\*\*Property is listed for the 03/06/2013 Sheriff Sale.\*\*

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

Anastasia Graham, Legal Assistant

cc: Sheriff of COLUMBIA County



PHELAN HALLINAN, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.  
Plaintiff,

COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION

v.

GREGORY V. PATTERSON, in his capacity as  
Administrator of the Estate of JOEL  
PATTERSON

No.: 2012-CV-369  
No.:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED  
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
PHILADELPHIA COUNTY )

SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

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

Date:

2/15/13

**IMPORTANT NOTICE:** This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and  
Address of  
Sender

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

PAS/NWR - 3/6/13 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	0010	TRYANTAC COMPANY 177 CATHERINE STREET BLOOMSBURG, PA 17815-1535	\$0.44
2	0010	BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA 417 CENTRAL ROAD, SUITE 1 BLOOMSBURG, PA 17815	\$0.44
3	0010	BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA C/O CHRIS ROMIG 417 CENTRAL ROAD, SUITE 1 BLOOMSBURG, PA 17815	\$0.44
4	0010	BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA C/O RECORDS PROCESSING SERVICES 571 LAMONT ROAD EAGLEBURST, IL 60124	\$0.44
5	0010	BENEFICIAL CONSUMER DISCOUNT COMPANY DBA BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA C/O SANDR VITTE 417 CENTRAL ROAD, SUITE 1 BLOOMSBURG, PA 17815	\$0.44
6	0010	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.44
7	0010	DEPARTMENT OF PUBLIC WELFARE, 371 CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8402 WILLOW OAK BUILDING HARRISBURG, PA 17128	\$0.44
8	0010	HSEC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA 841 WINGEL DRIVE ELMHURST, IL 60126	\$0.44
9	0010	HSEC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O LESLIE EVANS 841 WINGEL DRIVE ELMHURST, IL 60126	\$0.44
10	0010	HSEC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O TERRANCE J. MCCABE, ESQUIRE MCCABE, WEIDENBERG & COMPANY P.C. 113 E. BROAD STREET, SUITE 2000 PHILADELPHIA, PA 19106	\$0.44
11	0010	THE ESTATE OF JOEL PATTERSON C/O NOAH C. KAPARSTECK, ESQUIRE DENA, PUMSEL, LUSCHAS & KAPARSTECK 125 W. MAIN STREET BLOOMSBURG, PA 17815	\$0.44
12	0010	MICHAEL R. PATTERSON, HEIR OF THE ESTATE OF JOEL PATTERSON 1201 BAYVIEW DRIVE HURON, MI 48127-3649	\$0.44
13	0010	JUDITH A. PATTERSON, HEIR OF THE ESTATE OF JOEL PATTERSON 538 LAKE VALLEY DR HAZLETON, PA 16832-8209	\$0.44
14	0010	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE 300 N. 3RD ST BLOOMSBURG, PA 17815	\$0.44
		DR. GREGORY A. PATTERSON C/O COLUMBIA	Page 1 of 2 With Total
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Subpostoffice)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation of non-perishable documents under Registered Mail domestic mail is \$500 per piece subject to a limit of \$500,000 per piece. The maximum indemnity payable on Express Mail International is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R500 5913 and 5921 for limitations of coverage.



Name and  
Address  
Of Sender

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

PAS/MTWK - MAIL SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.44
2	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.44
3	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754	\$0.44
4	****	THE ESTATE OF JOEL PATTERSON C/O C. BRIAN CRANE, ESQUIRE 120 WEST MAIN STREET BLOOMSBURG, PA 17815	\$0.44
		RE: GREGORY V. PATTERSON (COLUMBIA) PHS # 277978/1021 Page 2 of 2 Writ	\$7.92
		Team	

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, For (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of lost or damaged documents under Express Mail document reconstruction insurance is \$50,000 per piece, subject to a limit of \$250,000 per inscription. The maximum indemnity payable on Express Mail insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual, R900.9011 and 9012 for limitations of coverage.
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Form 3877 Facsimile

U.S. POSTAGE 39¢ PER KEY BOWLE  
2nd 19103 \$002910  
0001261191 JAN 23 2013

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

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

GREGORY V. PATTERSON, IN HIS CAPACITY  
AS ADMINISTRATOR OF THE ESTATE OF  
JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED

Defendants

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2012-CV-369

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2013 FEB - 8 P 4:10

**ORDER**

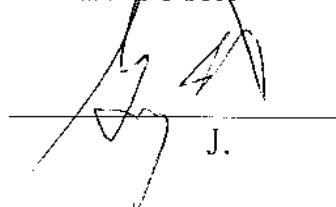
AND NOW, this 8th day of February, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$78,445.56
Interest Through February 14, 2013	\$10,978.40
Late Charges	\$136.20
Legal fees	\$1,875.00
Cost of Suit and Title	\$1,831.80
Property Inspections	\$305.00
Mortgage Insurance Premium/ Private Mortgage Insurance	\$2,114.13
Mortgage Insurance Premium to be paid prior to March 6, 2013	\$333.81
Escrow Deficit	\$3,332.29
<b>TOTAL</b>	<b>\$99,352.19</b>

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

  
J.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SHERIFF'S RETURN OF SERVICE

01/29/2013 01:33 PM - DEPUTY RAYMOND TONKINSON, 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 373 CATHERINE STREET, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

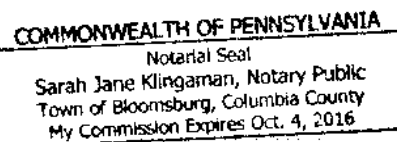
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY 2013





LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

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

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: \$5.00

Cert. NO: 13536

PATTERSON JOEL  
373 CATHERINE STREET  
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG  
Deed: 20060 -6228  
Location: 373 CATHERINE ST  
Parcel Id:05E-03 -094-00,000

Assessment: 24,020

Balances as of 01/30/2013

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

By: Columbia County Sheriff

Per: Tim Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

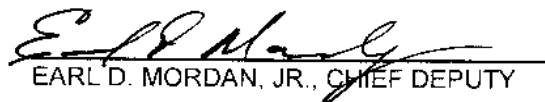


WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SHERIFF'S RETURN OF SERVICE

01/16/2013 09:35 AM - CHIEF DEPUTY EARL D. MORDAN, JR., 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: GREGORY V PATTERSON AT SHERIFF'S OFFICE, PO BOX 380, BLOOMSBURG, PA 17815.

  
EARL D. MORDAN, JR., CHIEF DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2013

## NOTARY

Affirmed and subscribed to before me this

16TH day of JANUARY, 2013

LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/04/2013

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
OR 340 HILLSIDE DRIVE BLOOMSBURG

### Serve To:

Name: GREGORY V PATTERSON

Primary Address: 373 CATHERINE STREET  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: Served in CCSO

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Gregory Patterson

Relation: def

Date: 01/16/13

Time: 09:35

Deputy: #2

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:	01/10/13	1/10/13	1/11/13	1/11/13		
Time:	1000	1020	0915	0955		
Mileage:						
Deputy:	59011	59411	59	59		

### Service Attempt Notes:

1. NA - LC - APPEARS VACATED
2. P.O. ADVISED - NO FORWARDING ADDRESS
3. NA - CARDS STILL ON DOOR
4. NA - LC @ 340 HILLSIDE DRIVE (MAIN TWP), BLOOM
- 5.
- 6.

PATTERSON, GREGORY V

2012CV369

373 CATHERINE STREET, BLOOMSBURG, PA 17815

EXP: 02/04/2013



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	02/04/2013
Notes:	SHERIFF'S SALE BILL		

### Serve To:

Name:	(POSTING)
Primary Address:	373 CATHERINE STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	<u>Posted</u>
Relation:	
Date:	1-29-13
Time:	1333
Deputy:	8
Mileage:	

### Attorney / Originator:

Name:	Phone:
PHELAN HALLINAN & SCHIMIEG LLP	215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

(POSTING)

2012CV369

373 CATHERINE STREET, BLOOMSBURG, PA 17815 EXP: 02/04/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/04/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	UNKNOWN HEIRS OF JOEL PATTERSON, I
Primary Address:	373 CATHERINE STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	Served in CCSO
Phone:	

### Final Service:

Served:	Personally Adult In Charge - Posted - Other
Adult In Charge:	Gregory Patterson
Relation:	Heir
Date:	01/10/13
Time:	09:35
Deputy:	2
Mileage:	

### Attorney / Originator:

Name:	Phone:
PHELAN HALLINAN & SCHIMIEG LLP	215-563-7000

### Service Attempts:

Date:	01/10/13	1/11/13				
Time:	1000	0915				
Mileage:						
Deputy:	59411	54				

### Service Attempt Notes:

1. NA-LC APPEARS VACATED
2. NA-CARDS STILL ON DOOR
- 3.
- 4.
- 5.
- 6.

UNKNOWN HEIRS OF JOEL

2012CV369

373 CATHERINE STREET, BLOOMSBURG, PA 17815

EXP: 02/04/2013

## TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Postmaster

BLOOMSBURG, PA 17815  
City, State, ZIP Code

Date 1/10/13

Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process

340 Hillside  
Drive

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: GREGORY V. PATTERSONAddress: 373 CATHERINE ST BLOOMSBURG, PA 17815

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: SHERIFF SALE
6. The capacity in which this individual is to be served (e.g. defendant or witness): \_\_\_\_\_

## WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature

CHARLES A. CARROLL  
Printed Name

Address

SHERIFF'S OFFICE  
BLOOMSBURG, PA 17815  
City, State, ZIP Code

## FOR POST OFFICE USE ONLY

\_\_\_\_ No change of address order on file. NEW ADDRESS or

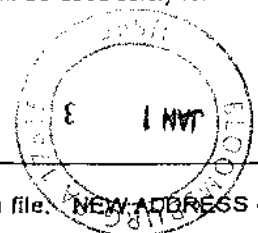
BOXHOLDER'S POSTMARK

☐ Not known at address given.

NAME and STREET ADDRESS

☒ Moved, left no forwarding address.

☐ No such address.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice      Zone:   
Manner: < Not Specified >      Expires: 02/04/2013      Warrant:   
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT  
Primary Address: 373 CATHERINE STREET  
BLOOMSBURG, PA 17815  
Phone:      DOB:   
Alternate Address:   
Phone:

### Final Service:

Served: Personally - Adult In Charge Posted Other   
Adult In Charge: Vacant house  
Relation: front door  
Date: 01/16/13      Time: 10:50  
Deputy: 2      Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP      Phone: 215-563-7000

### Service Attempts:

Date:	01/10/13	1/11/13				
Time:	1000	0915				
Mileage:						
Deputy:	SG011	SG				

### Service Attempt Notes:

1. NA - LO APPEARS VACATED
2. NA - CARDS STILL ON DOOR
- 3.
- 4.
- 5.
- 6.

OCCUPANT

2012CV369

373 CATHERINE STREET, BLOOMSBURG, PA 17815      EXP: 02/04/2013

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2012-CV-369

GREGORY V. PATTERSON, in his capacity as Administrator of  
the Estate of JOEL PATTERSON

: COLUMBIA COUNTY

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED

Defendant(s) :

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

TO: GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
340 HILLSIDE DR  
BLOOMSBURG, PA 17815

GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838

GREGORY V. PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED  
373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838

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

Your house (real estate) at 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838 is scheduled to be sold at the Sheriff's Sale on March 6, 2013 at 9:00 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$85,504.96 obtained by WELLS FARGO BANK, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

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

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

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

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lot, now or late, of Sarah E. Schwinn and running thence along Catherine Street North 26 degrees and 15 minutes West (N. 26 degrees 15 minutes W.), 35 feet to other lot, now or formerly, of Joseph Marshall (conveyed to Williard A. Marshall, et al);

THENCE (1) by said lot North 64 degrees and 45 minutes East (N. 64 degrees 45 minutes E.) fifty-eight (58 feet) feet to Strawberry Avenue;

THENCE (2) along said Avenue, South 45 degrees East (S. 45 degrees E.) about forty (40 feet) feet to line of lot, now or late, of Sarah E. Schwinn, and;

THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74 feet) feet to the corner and place of BEGINNING.

TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.

TITLE TO SAID PREMISES VESTED IN Joel Patterson, by Deed from Beneficial Consumer Discount Company, dba Beneficial Mortgage Company of Pennsylvania, dated 06/12/2006, recorded 06/21/2006 in Instrument Number 200606228.

*By virtue of the death of Joel Patterson on 03/06/2011, Gregory V. Patterson was appointed Administrator of his/her estate. Letters of Administration were granted to him on 05/11/2011 by the Register of Wills of Columbia County, No. 1911-0146. Decedent's surviving heir(s) at law and next-of-kin is/are Michael R. Patterson and Judith A. Patterson.*

*By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.*

Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

Tax Parcel # 05E-03-094-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2012-CV-369**

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

**vs.**

**GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED**

**owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County, Pennsylvania, being  
(Municipality)**

**373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838**

**Parcel No. 05E-03-094-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$85,504.96**

**Attorneys for Plaintiff  
Phelan Hallinan, LLP**



Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Claude Renninger  
Secretary-Asst. Treasurer  
Amber M. Kenney  
Asst. Secretary  
Carol L. Mas  
Solicitor  
Alvin J. Luschas, Esq.

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Claude Renninger

January 11, 2013

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Gregory Patterson  
Joel Patterson  
373 Catherine Street  
Bloomsburg PA 17815


DOCKET # 2012-CV-369

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 68 Lincoln Avenue for unpaid sewer charges totaling \$623.95.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Manager

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/04/2013
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Mary F. Ward
<b>Primary Address:</b>	301 E Second Street, Town Hall Bloomsburg, PA 17816
<b>Phone:</b>	570-784-1581 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally - Adult In Charge - Posted <u>Other</u>
<b>Adult In Charge:</b>	SERVED VIA
<b>Relation:</b>	TAX OFFICE MAIL SHOOT
<b>Date:</b>	1/10/13
<b>Time:</b>	1035
<b>Deputy:</b>	59911
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

WARD, MARY F.

2012CV369

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 02/04/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/04/2013
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	BLOOMSBURG SEWER
<b>Primary Address:</b>	2ND STREET BLOOMSBURG, PA 17815
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted <u>Other</u>		
<b>Adult In Charge:</b>	AMBER KENNEY		
<b>Relation:</b>	SEWER AUTH, SEC.		
<b>Date:</b>	1/10/13	<b>Time:</b>	1040
<b>Deputy:</b>	598-11	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

BLOOMSBURG SEWER

2012CV369

2ND STREET, BLOOMSBURG, PA 17815

EXP: 02/04/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/04/2013

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Karen Richendier

Relation: Client II

Date: 1-9-13

Time: 8:30

Deputy: S-9411

Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

DOMESTIC RELATIONS OF

2012CV369

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 02/04/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	02/04/2013
<b>Notes:</b>	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649 <b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · <u>Other</u>
<b>Adult In Charge:</b>	HEATHER HYATT
<b>Relation:</b>	TAX OFF. CLERK
<b>Date:</b>	01/09/13
<b>Time:</b>	0830
<b>Deputy:</b>	S9411
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN & SCHIMIEG LLP	<b>Phone:</b> 215-563-7000
---	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV369

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/04/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO BANK, N.A.  
vs.  
GREGORY V PATTERSON (et al.)

Case Number  
2012CV369

## SERVICE COVER SHEET

### Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/04/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

Name:	THE ESTATE OF JOEL PATTERSON
Primary Address:	C/O NOAH NAPERSTECK, ESQ. 120 W MAIN ST BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

### Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	LINDA <del>BRAN</del> FRONSMAN
Relation:	OFFICE RECP.
Date:	01/09/13
Deputy:	SJ
Time:	0855
Mileage:	

### Attorney / Originator:

Name:	Phone:
PHELAN HALLINAN & SCHIMIEG LLP	215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

THE ESTATE OF JOEL PAT

2012CV369

C/O NOAH NAPERSTECK, ESQ., 120 W MAIN ST, BLOOM EXP: 02/04/2013

Document Receipt

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Trans # 10782 Carrier / service: POST 2PM 1/8/2013

Ship to: 10782

HSBC, A LONDON CORPORATION

961 WEIGEL DRIVE

Tracking #: 9171924291001000019435

Doc Ref #: 3ED2013

ELMHURST IL 60126

Document Receipt

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Trans # 10783 Carrier / service: POST 2PM 1/8/2013

Ship to: 10783

HSBC, A LONDON CORPORATION

123 S BROAD STREET

Tracking #: 9171924291001000019442

Doc Ref #: 3ED2013

PHILADELPHIA PA 19109



Document Receipt

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Trans # 10784 Carrier / service: POST 2PM 1/8/2013

Ship to: 10784

BENEFICIAL CONSUMER DISCOUNT  
CO

577 LAMONT ROAD

Tracking #: 9171924291001000019459

Doc Ref #: 3ED2013

ELMHURST IL 60126

Document Receipt

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Trans # 10785 Carrier / service: POST 2PM 1/8/2013

Ship to: 10785

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000019466

Doc Ref #: 3ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10786 Carrier / service: POST 2PM 1/8/2013

Ship to: 10786

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000019473

Doc Ref #: 13ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 10787 Carrier / service: POST 2PM 1/8/2013

Ship to: 10787

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000019480

Doc Ref #: 3ED2013

HARRISBURG PA 17105

Document Receipt

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Trans # 10788 Carrier / service: POST 2PM 1/8/2013

Ship to: 10788

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

Tracking #: 9171924291001000019497

Doc Ref #: 3ED2013

PITTSBURGH PA 15222

Document Receipt

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Trans # 10789 Carrier / service: POST 2PM 1/8/2013

Ship to: 10789

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000019503

Doc Ref #: 3ED2013

HARRISBURG PA 17108

Document Receipt

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Trans # 10790 Carrier / service: POST 2PM 1/8/2013

Ship to: 10790

MICHAEL PATTERSON

3221 DAVID DR

Tracking #: 9171924291001000019510

Doc Ref #: 3ED2013

HURST TX 76054

Document Receipt

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Trans # 10791 Carrier / service: POST 2PM 1/8/2013

Ship to: 10791

JUDITH PATTERSON

538 LAKE VALLEY DR

Tracking #: 9171924291001000019527

Doc Ref #: 3ED2013

HAZLETON PA 18202



Document Receipt

---

Trans # 10792 Carrier / service: POST 2PM 1/8/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

PARKVIEW TOWERS  
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000019534

Doc Ref #: 3ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

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Trans # 10793 Carrier / service: POST 2PM 1/8/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000019541

Doc Ref #: 3ED2013

Document Receipt

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Trans # 10794 Carrier / service: POST 2PM 1/8/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000019558

DEPARTMENT 281230

Doc Ref #: 3ED2013

HARRISBURG PA 17128

Document Receipt

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Trans # 10795 Carrier / service: POST 2PM 1/8/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000019565

Doc Ref #: 3ED2013

PHILADELPHIA PA 19106

# REAL ESTATE OUTLINE

ED # 3-13

DATE RECEIVED 1-4-13  
DOCKET AND INDEX 1-8-13

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1253671</u>

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

SALE DATE	<u>Mar 6, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 30, 13</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Feb 13</u>	
	2 <sup>ND</sup> WEEK <u>20</u>	
	3 <sup>RD</sup> WEEK <u>27, 13</u>	

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV369

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, MARCH 06, 2013**  
**AT 9:00 O'CLOCK A.M.**

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

ALL THAT CERTAIN piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:  
BEGINNING at the northwest corner of lot, now or late, of Sarah E. Schwinn and running thence along Catherine Street North 26 degrees and 15 minutes West (N. 26 degrees 15 minutes W.), 35 feet to other lot, now or formerly, of Joseph Marshall (conveyed to Willard A. Marshall, et al);  
THENCE (1) by said lot North 64 degrees and 45 minutes East (N. 64 degrees 45 minutes E.) fifty-eight (58 feet) feet to Strawberry Avenue;  
THENCE (2) along said Avenue, South 45 degrees East (S. 45 degrees E.) about forty (40 feet) feet to line of lot, now or late, of Sarah E. Schwinn, and;  
THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74 feet) feet to the corner and place of BEGINNING.  
TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.  
TITLE TO SAID PREMISES VESTED IN Joel Patterson, by Deed from Beneficial Consumer Discount Company, dba Beneficial Mortgage Company of Pennsylvania, dated 06/12/2006, recorded 06/21/2006 in Instrument Number 200606228.  
By virtue of the death of Joel Patterson on 03/06/2011, Gregory V. Patterson was appointed Administrator of his/her estate. Letters of Administration were granted to him on 05/11/2011 by the Register of Wills of Columbia County, No. 1911-0146. Decedent's surviving heir(s) at law and next-of-kin is/are Michael R. Patterson and Judith A. Patterson.  
By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.  
Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838  
Tax Parcel # 05E-03-094-00,000

PROPERTY ADDRESS: 373 CATHERINE STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-094

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

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

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

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

**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

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

WELLS FARGO BANK, N.A.

vs.

GREGORY V. PATTERSON, in his capacity as Administrator of the  
Estate of JOEL PATTERSON

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-369

2013-ED-3

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the  
following property (specifically described property below):

PREMISES: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

(See Legal Description attached)

Amount Due

\$85,504.96

Interest from 10/26/2012 to Date of Sale

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

@ \$14.06 per diem

Dated 11-04-13  
(SEAL)

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

Barbara D. Silvestri, Acting  
Clerk of Court  
x4

PHS # 277978

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lot, now or late, of Sarah E. Schwinn and running thence along Catherine Street North 26 degrees and 15 minutes West (N. 26 degrees 15 minutes W.), 35 feet to other lot, now or formerly, of Joseph Marshall (conveyed to Williard A. Marshall, et al);

THENCE (1) by said lot North 64 degrees and 45 minutes East (N. 64 degrees 45 minutes E.) fifty-eight (58 feet) feet to Strawberry Avenue;

THENCE (2) along said Avenue, South 45 degrees East (S. 45 degrees E.) about forty (40 feet) feet to line of lot, now or late, of Sarah E. Schwinn, and;

THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74 feet) feet to the corner and place of BEGINNING.

TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.

TITLE TO SAID PREMISES VESTED IN Joel Patterson, by Deed from Beneficial Consumer Discount Company, dba Beneficial Mortgage Company of Pennsylvania, dated 06/12/2006, recorded 06/21/2006 in Instrument Number 200606228.

*By virtue of the death of Joel Patterson on 03/06/2011, Gregory V. Patterson was appointed Administrator of his/her estate. Letters of Administration were granted to him on 05/11/2011 by the Register of Wills of Columbia County, No. 1911-0146. Decedent's surviving heir(s) at law - and next-of-kin is/are Michael R. Patterson and Judith A. Patterson.*

*By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.*

Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

Tax Parcel # 05E-03-094-00,000



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

v.

**GREGORY V. PATTERSON, in his capacity as Administrator  
of the Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-369**  
:  
: **COLUMBIA COUNTY**  
:  
: **PHS # 277978**  
:  
3-13

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WELLS FARGO BANK, N.A.**, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838**.

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

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

/ **GREGORY V. PATTERSON, IN HIS  
CAPACITY AS ADMINISTRATOR OF THE  
ESTATE OF JOEL PATTERSON**

**340 HILLSIDE DR  
BLOOMSBURG, PA 17815-8202**

**373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838**

2 **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER JOEL  
PATTERSON, DECEASED**

**373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838**

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

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

**SAME AS ABOVE.**

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

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

3 **HSBC, A LONDON CORPORATION,  
S/B/M/A OF BENEFICIAL CONSUMER  
DISCOUNT COMPANY, DBA BENEFICIAL  
MORTGAGE COMPANY OF  
PENNSYLVANIA**

**961 WEIGEL DRIVE  
ELMHURST, IL 60126**

**HSBC, A LONDON CORPORATION, S/B/M/A  
OF BENEFICIAL CONSUMER DISCOUNT  
COMPANY, DBA BENEFICIAL MORTGAGE  
COMPANY OF PENNSYLVANIA C/O LESLIE  
EVANS**

**961 WEIGEL DRIVE  
ELMHURST, IL 60126**

4  
HSBC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA  
C/O TERRENCE J. MCCABE, ESQUIRE  
MCCABE, WEISBERG, & CONWAY, P.C.  
123 S. BROAD STREET, SUITE 2080  
PHILADELPHIA, PA 19109

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

5  
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O CHRIS ROMIG  
417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

6  
BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O RECORDS PROCESSING SERVICES  
577 LAMONT ROAD  
ELMHURST, IL 60126

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA  
C/O SANDIE YULE  
417 CENTRAL ROAD, SUITE 2  
BLOOMSBURG, PA 17815

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

None.

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

None.

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

7  
TENANT/OCCUPANT  
373 CATHERINE STREET  
BLOOMSBURG, PA 17815-1838

8  
THE ESTATE OF JOEL PATTERSON  
C/O NOAH G. NAPARSTECK, ESQUIRE  
DERR, PURSEL, LUSCHAS & NAPARSTECK  
120 W. MAIN STREET  
BLOOMSBURG, PA 17815

9  
COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION  
6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128

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

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

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

11 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

12 INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

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

THE ESTATE OF JOEL PATTERSON  
C/O C. BRIAN CRANE, ESQUIRE

120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

14 MICHAEL R. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

3221 DAVID DR  
HURST, TX 76054-2040

15 JUDITH A. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

538 LAKE VALLEY DR  
HAZLETON, PA 18202-8209

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

Date: 12/28/12

By: 

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

PHELAN HALLINAN, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

GREGORY V. PATTERSON, in his capacity as Administrator of  
the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-369  
:

VERIFICATION OF NON-MILITARY SERVICE

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

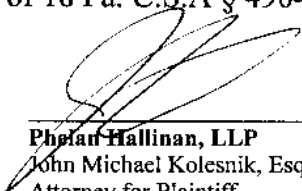
(a) that the Plaintiff is without information sufficient to determine whether the defendant GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that the Plaintiff is without information sufficient to determine whether the defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(c) that defendant GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON is over 18 years of age and defendant's last known addresses are 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838 and 340 HILLSIDE DR, BLOOMSBURG, PA 17815.

(d) that the Plaintiff is without information sufficient to determine whether the defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED is over 18 years of age and resides at 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838.

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

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

PHELAN HALLINAN, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

GREGORY V. PATTERSON, in his capacity as Administrator of  
the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2012-CV-369  
:

**VERIFICATION OF NON-MILITARY SERVICE**

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

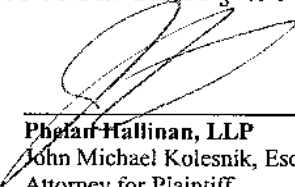
(a) that the Plaintiff is without information sufficient to determine whether the defendant GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that the Plaintiff is without information sufficient to determine whether the defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(c) that defendant GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON is over 18 years of age and defendant's last known addresses are 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838 and 340 HILLSIDE DR, BLOOMSBURG, PA 17815.

(d) that the Plaintiff is without information sufficient to determine whether the defendant UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED is over 18 years of age and resides at 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838.

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

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

PHELAN HALLINAN, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

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

v.

**GREGORY V. PATTERSON, in his capacity as Administrator of the  
Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED**

Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-369**  
:  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☐ the premises is vacant
- ☒ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: \_\_\_\_\_

**Phelan Hallinan, LLP**  
John Michael Kolesnik, Esq., Id. No.308877  
Attorney for Plaintiff

PHELAN HALLINAN, LLP  
John Michael Kolesnik, Esq., Id. No.308877  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

Attorneys for Plaintiff

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

v.

**GREGORY V. PATTERSON, in his capacity as Administrator of the  
Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED**

Defendant(s)

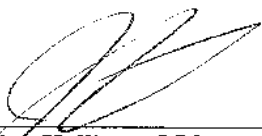
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2012-CV-369**  
:  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:   
**Phelan Hallinan, LLP**  
John Michael Kolesnik, Esq., Id. No.308877  
Attorney for Plaintiff

<b>WELLS FARGO BANK, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	
<b>v.</b>	:	<b>CIVIL DIVISION</b>
	:	
<b>GREGORY V. PATTERSON, in his capacity as Administrator</b>	:	<b>NO.: <u>2012-CV-369</u></b>
<b>of the Estate of JOEL PATTERSON</b>	:	
	:	<b>COLUMBIA COUNTY</b>
<b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL</b>	:	
<b>PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING</b>	:	<b>PHS # 277978</b>
<b>RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL</b>	:	
<b>PATTERSON, DECEASED</b>	:	
Defendant(s)		

**AFFIDAVIT PURSUANT TO RULE 3129.1**

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838.**

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
 <b>GREGORY V. PATTERSON, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JOEL PATTERSON</b>	 <b>340 HILLSIDE DR BLOOMSBURG, PA 17815-8202</b>
	<b>373 CATHERINE STREET BLOOMSBURG, PA 17815-1838</b>
 <b>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED</b>	 <b>373 CATHERINE STREET BLOOMSBURG, PA 17815-1838</b>
  
2. Name and address of Defendant(s) in the judgment:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
 <b>SAME AS ABOVE.</b>	
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address (if address cannot be reasonably ascertained, please indicate)
 <b>HSBC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA</b>	 <b>961 WEIGEL DRIVE ELMHURST, IL 60126</b>
 <b>HSBC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA C/O LESLIE EVANS</b>	 <b>961 WEIGEL DRIVE ELMHURST, IL 60126</b>



**HSBC, A LONDON CORPORATION, S/B/M/A OF BENEFICIAL CONSUMER DISCOUNT COMPANY, DBA BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA**  
**C/O TERRENCE J. MCCABE, ESQUIRE**

**MCCABE, WEISBERG, & CONWAY, P.C.**  
**123 S. BROAD STREET, SUITE 2080**  
**PHILADELPHIA, PA 19109**

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

Name

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

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**

**417 CENTRAL ROAD, SUITE 2**  
**BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**  
**C/O CHRIS ROMIG**

**417 CENTRAL ROAD, SUITE 2**  
**BLOOMSBURG, PA 17815**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**  
**C/O RECORDS PROCESSING SERVICES**

**577 LAMONT ROAD**  
**ELMHURST, IL 60126**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**  
**C/O SANDIE YULE**

**417 CENTRAL ROAD, SUITE 2**  
**BLOOMSBURG, PA 17815**

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

Name

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

**None.**

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

Name

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

**None.**

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

Name

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

**TENANT/OCCUPANT**

**373 CATHERINE STREET**  
**BLOOMSBURG, PA 17815-1838**

**THE ESTATE OF JOEL PATTERSON**  
**C/O NOAH G. NAPARSTECK, ESQUIRE**

**DERR, PURSEL, LUSCHAS & NAPARSTECK**  
**120 W. MAIN STREET**  
**BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA**  
**BUREAU OF INDIVIDUAL TAXES**  
**INHERITANCE TAX DIVISION**

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

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

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

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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

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

THE ESTATE OF JOEL PATTERSON  
C/O C. BRIAN CRANE, ESQUIRE

120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

MICHAEL R. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

3221 DAVID DR  
HURST, TX 76054-2040

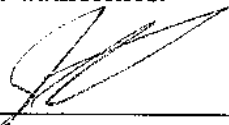
JUDITH A. PATTERSON, HEIR OF THE  
ESTATE OF JOEL PATTERSON

538 LAKE VALLEY DR  
HAZLETON, PA 18202-8209

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

Date: 12/29/12

By: \_\_\_\_\_

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

WELLS FARGO BANK, N.A.	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2012-CV-369</u>
	:	
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON	:	COLUMBIA COUNTY
	:	
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED	:	
	:	
Defendant(s)	:	

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

TO: GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON 340 HILLSIDE DR BLOOMSBURG, PA 17815	GREGORY V. PATTERSON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED 373 CATHERINE STREET BLOOMSBURG, PA 17815-1838
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON 373 CATHERINE STREET BLOOMSBURG, PA 17815-1838	

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

Your house (real estate) at **373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838** is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$85,504.96** obtained by **WELLS FARGO BANK, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

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

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

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

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

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

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

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

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of lot, now or late, of Sarah E. Schwinn and running thence along Catherine Street North 26 degrees and 15 minutes West (N. 26 degrees 15 minutes W.), 35 feet to other lot, now or formerly, of Joseph Marshall (conveyed to Williard A. Marshall, et al);

THENCE (1) by said lot North 64 degrees and 45 minutes East (N. 64 degrees 45 minutes E.) fifty-eight (58 feet) feet to Strawberry Avenue;

THENCE (2) along said Avenue, South 45 degrees East (S. 45 degrees E.) about forty (40 feet) feet to line of lot, now or late, of Sarah E. Schwinn, and;

THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74 feet) feet to the corner and place of BEGINNING.

TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.

TITLE TO SAID PREMISES VESTED IN Joel Patterson, by Deed from Beneficial Consumer Discount Company, dba Beneficial Mortgage Company of Pennsylvania, dated 06/12/2006, recorded 06/21/2006 in Instrument Number 200606228.

*By virtue of the death of Joel Patterson on 03/06/2011, Gregory V. Patterson was appointed Administrator of his/her estate. Letters of Administration were granted to him on 05/11/2011 by the Register of Wills of Columbia County, No. 1911-0146. Decedent's surviving heir(s) at law and next-of-kin is/are Michael R. Patterson and Judith A. Patterson.*

*By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.*

Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

Tax Parcel # 05E-03-094-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2012-CV-369**

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

**vs.**

**GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED**

**owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County, Pennsylvania, being  
(Municipality)**

**373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838**

**Parcel No. 05E-03-094-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$85,504.96**

**Attorneys for Plaintiff  
Phelan Hallinan, LLP**

## **LEGAL DESCRIPTION**

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THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74 feet) feet to the corner and place of BEGINNING.

TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.

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*By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.*

Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

Tax Parcel # 05E-03-094-00,000

**SHORT DESCRIPTION**

**By virtue of a Writ of Execution NO. 2012-CV-369**

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

**vs.**

**GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED**

**owner(s) of property situate in the TOWNSHIP OF BLOOMSBURG, Columbia County, Pennsylvania, being  
(Municipality)**

**373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838**

**Parcel No. 05E-03-094-00,000**

**(Acreage or street address)**

**Improvements thereon: RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$85,504.96**

**Attorneys for Plaintiff**

**Phelan Hallinan, LLP**



# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

GREGORY V. PATTERSON, in his capacity as Administrator of the  
Estate of JOEL PATTERSON

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON,  
DECEASED

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2012-CV-369

ISSUED

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

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

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

## AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2012-CV-369

Defendant  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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

373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
12/26/12

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

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

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2012-CV-369

Defendant  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
340 HILLSIDE DRIVE, BLOOMSBURG, PA 17815

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
12/26/12

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN


INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.  
Expiration date

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2012-CV-369

Defendant  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  
 **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number  
(215)563-7000

Date  
12/26/12

### SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

**INSTRUCTIONS:** Please type or print legibly, insuring readability of all copies. Do not detach any copies.


Expiration date

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2012-CV-369

Defendant  
GREGORY V. PATTERSON, in his capacity as Administrator of the Estate of JOEL PATTERSON  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED

Type or Writ of Complaint  
EXECUTION/NOTICE OF SALE

**SERVE**  **AT** { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL PATTERSON, DECEASED  
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

\_\_\_\_\_  
Sheriff of COLUMBIA County, Penna.

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

Telephone Number  
(215)563-7000

Date  
12/26/12

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD Bank, NA  
3-180/360

001253671

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
12/6/2012

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

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

DDA [277978] 373 CATHERINE STREET (2012-CV-369)

  
AUTHORIZED SIGNATURE

⑈001253671⑈ ⑆036001808⑆ 361508666⑈

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2012CV369

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 06, 2013  
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN piece or parcel of land situate on the east side of Catherine Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of lot, now or late, of Sarah E. Schwinn and running thence along Catherine Street North 26 degrees and 15 minutes West (N. 26 degrees 15 minutes W.); 35 feet to other lot, now or formerly, of Joseph Marshall (conveyed to Willard A. Marshall, et al);

THENCE (1) by said lot North 64 degrees and 45 minutes East (N. 64 degrees 45 minutes E.) fifty-eight (58) feet to Strawberry Avenue;

THENCE (2) along said Avenue, South 45 degrees East (S. 45 degrees E.) about forty (40) feet to line of lot, now or late, of Sarah E. Schwinn, and;

THENCE (3) along the line of said lot South 64 degrees and 40 minutes West (S. 64 degrees 40 minutes W.) seventy-four (74) feet to the corner and place of BEGINNING.

TOGETHER with and under and subject, however, to such rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms, provisions and covenants, if any, as appear in prior instruments forming the chain of title to the herein conveyed property.

TITLE TO SAID PREMISES VESTED IN Joel Patterson, by Deed from Beneficial Consumer Discount Company, dba Beneficial Mortgage Company of Pennsylvania, dated 06/12/2006, recorded 06/21/2006 in Instrument Number 200606228.

By virtue of the death of Joel Patterson on 03/06/2011, Gregory V. Patterson was appointed Administrator of his/her estate. Letters of Administration were granted to him on 05/11/2011 by the Register of Wills of Columbia County, No. 1941-0146. Decedent's surviving heir(s) at law and next-of-kin is/are Michael R. Patterson and Judith A. Patterson. By executed waiver(s), Michael R. Patterson and Judith A. Patterson waived their rights to said property.

Premises being: 373 CATHERINE STREET, BLOOMSBURG, PA 17815-1838.

Tax Parcel # 05E-03-094-00,000

PROPERTY ADDRESS: 373 CATHERINE STREET, BLOOMSBURG, PA 17815.

UPI/TAX PARCEL NUMBER: 05E-03-094

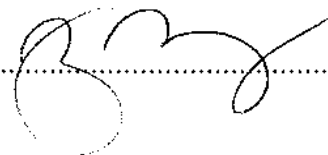
Seized and taken into execution to be sold as the property of GREGORY V. PATTERSON, GREGORY PATTERSON in suit of WELLS FARGO BANK, N.A.

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 made payable to Plaintiff, unless the Columbia County Sheriff's Office is advised in writing, otherwise, signed by an authorized representative of the Plaintiff.

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

TIMOTHY J. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY,  
Pennsylvania  
www.sheriffofcolumbiacounty.com

law deposes and says that Press Enterprise is  
bal office and place of business at 3185  
lumbia and State of Pennsylvania, and was  
s been published daily, continuously in said  
attached notice February 13, 20, 27, 2013  
or designated agent of the owner or publisher of  
published; that neither the affiant nor Press  
d notice and advertisement and that all of the  
place, and character of publication are true.



7<sup>th</sup> day of February 2013



(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

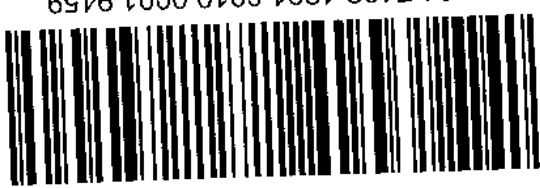
Notarial Seal

Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

....., I hereby certify that the advertising and  
...for publishing the foregoing notice, and the

Columbia County Sheriff  
r/m Chamberlain  
35 W Main St  
PO BOX 380  
BLOOMSBURG PA 17815



91 7192 4291 0010 0001 9459

BENEFICIAL CONSUMER DISCOUNT CO  
577 LAMONT ROAD  
ELMHURST IL 60126

3ED2013

**CERTIFIED MAIL™**



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02 1M  
0008003448 JAN 09 2012  
\$ 04.55<sup>0</sup>  
MAILED FROM ZIP CODE 17815

6012651001 60126  
001 1215020000  
RETURN TO SENDER  
NOT AFFRANCARE  
UNDELIVERABLE  
00 01/19/12



lumbia County Sheriff  
- Chamberlain  
W Main St  
Box 980  
COMSBURG PA 17815

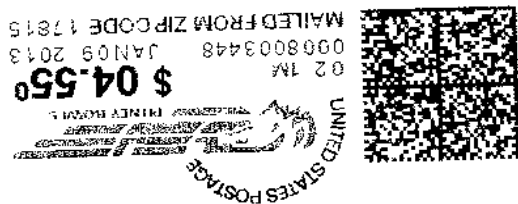


91 7192 4291 0010 0001 9442

HSBC, A LONDON CORPORATION  
123 S BROAD STREET  
PHILADELPHIA PA 19109

3ED2013

**CERTIFIED MAIL™**



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JAN 09 2013  
00 01/17/13  
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UNABLE TO FORWARD  
SEC 1781508080 0419-02816-09-KO