

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Juniel Telesca

NO. 50-2013 ED NO. 11-2013 JD

DATE/TIME OF SALE: June 5 5:00

BID PRICE (INCLUDES COST) \$ 2325.70

POUNDAGE - 2% OF BID \$ 46.50

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2371.70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan
[Signature]

TOTAL DUE: \$ 2371.70

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1021.70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
DANIEL TELESKA, JR

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, June 5, 2013

Writ of Execution No. : 2013CV11

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 328 UTT ROAD, ORANGEVILLE, PA 17859

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 | \$42.00 |
| 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 | \$180.00 |
| Service Mileage | \$12.00 |
| Distribution Form | \$25.00 |
| Copies | \$6.00 |
| Notary Fee | \$10.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$130.00 |
| Other | \$41.60 |

Total Sheriff Costs **\$2,270.20**

Distribution Costs

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

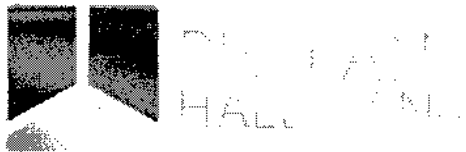
Total Distribution Costs **\$55.00**

Grand Total: **\$2,325.20**

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)

by Countywide Sheriff, Telecom, Inc.



Representing Clients in Pennsylvania

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

KINYON LANIER
Legal Assistant,

July 24, 2013

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

Re: DANIEL TELESKA, JR
328 UTT ROAD, ORANGEVILLE, PA 17859-9156
2013-CV-11

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 **SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**, 1000 Liberty Avenue, Pittsburgh, PA 15222.

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 # 805267

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363364

VENDOR SCOLU

| INVOICE # | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|----------|----------|-----------|------------|
| 805267 | 10/30/2013 | 1,021.70 | 0.00 | 001293061 | 1,021.70 |
| KXL [805267] 328 UTT ROAD (2013-CV-11) | | | | | |
| <i>Telesco 50</i> | | | | | |
| | | | | | |
| TOTAL | | 1,021.70 | 0.00 | | 1,021.70 |

Sheriff of Columbia County

DATE 10/30/2013

CHECK # 001363364

VENDOR SCOLU

| INVOICE # | INVOICE DATE | AMOUNT | DISCOUNT | VOUCHER # | NET AMOUNT |
|--|--------------|----------|----------|-----------|------------|
| 805267 | 10/30/2013 | 1,021.70 | 0.00 | 001293061 | 1,021.70 |
| KXL [805267] 328 UTT ROAD (2013-CV-11) | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | | 1,021.70 | 0.00 | | 1,021.70 |

SAFEGUARD

SECURITY DOCUMENTS PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA
3-180/360

001363364

DATE
10/30/2013

AMOUNT
****\$1,021.70

PAY ONE THOUSAND TWENTY-ONE AND 70 / 100 Dollars

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

KXL [805267] 328 UTT ROAD (2013-CV-11)

Francis S. Hallinan
AUTHORIZED SIGNATURE

0001363364 001363364 361508666

SHERIFF'S SALE COST SHEET

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

| | | |
|---------------------------------|-----------|-----------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ 150.00 | |
| LEVY (PER PARCEL | \$15.00 | |
| MAILING COSTS | \$ 42.00 | |
| ADVERTISING SALE BILLS & COPIES | \$17.50 | |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 | |
| MILEAGE | \$ 12.00 | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ 6.00 | |
| NOTARY | \$ 10.00 | |
| TOTAL ***** | | \$ 422.50 |

| | | |
|-----------------------|------------|------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ 1436.10 | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ 1661.10 |

| | | |
|-----------------------|----------|----------|
| PROTHONOTARY (NOTARY) | \$10.00 | |
| RECORDER OF DEEDS | \$ 55.00 | |
| TOTAL ***** | | \$ 65.00 |

REAL ESTATE TAXES:

| | | |
|-----------------------|---------|---------|
| BORO, TWP & COUNTY 20 | \$ | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ 5.00 | |
| TOTAL ***** | | \$ 5.00 |

MUNICIPAL FEES DUE:

| | | |
|-------------|----|---------|
| SEWER 20 | \$ | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ 0.00 |

| | | |
|-----------------------------|-----------|----------|
| SURCHARGE FEE (DSTE) | \$ 130.00 | |
| MISC. <u>Lacharwina Co.</u> | \$ 41.60 | |
| TOTAL ***** | | \$ 41.60 |

TOTAL COSTS (OPENING BID) \$ 2325.20

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

Sue Moran
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

May 23, 2013

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Sue Moran
Enclosure

AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PHS # 311505

DEFENDANT
DANIEL TELESKA, JRSERVICE TEAM/Imm
COURT NO.: 2013-CV-11SERVE DANIEL TELESKA, JR AT:
367 NORTH BROMLEY AVENUE
APARTMENT B
SCRANTON, PA 18504-1701TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: June 5, 2013

PLEASE RUSH SERVICE ATTEMPTS

SERVEDServed and made known to DANIEL TELESKA, JR, Defendant on the 21 day of APRIL, 2013 at 3:45, o'clock P. M., at 367 N. BROMLEY, in the manner described below:☒ Defendant personally served.☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).☐ Agent or person in charge of Defendant's office or usual place of business.☐ _____ an officer of said Defendant's company.☐ Other: _____.Description: Age 72 Height 6'-0" Weight 180 Race W Sex M Other DYING OF CANCERI, J. NEUBAUER, a competent adult, hereby verify that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.DATE: 4-21-2013NAME: John NeubauerPRINTED NAME: JOHN NEUBAUERTITLE: PROCESS SERVERNOT 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 PLAINTIFFPhelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
(215) 563 7000

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

COLUMBIA COUNTY

PHS # 281522

DEFENDANT
MARK R. WOODRUFF

SERVICE TEAM/lrm
COURT NO.: 2012-CV-422-MF

SERVE MARK R. WOODRUFF AT:
113 SOUTH 4TH STREET
CATAWISSA, PA 17820

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: June 5, 2013

****PLEASE RUSH SERVICE ATTEMPTS****

SERVED

Served and made known to MARK R. WOODRUFF, Defendant on the 24th day of April, 20 13, at 7:30, o'clock P. M., at 113 S. 4th St, Catawissa, PA, in the manner described below:

☐ Defendant personally served.

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

Relationship is WIFE.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____

Description: Age 30's Height 5'1" Weight 200 Race W Sex F Other _____

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

DATE: 4/24/13

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

AFFIDAVIT OF SERVICE

PLAINTIFF
PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I,
LLC

COLUMBIA COUNTY

PHS # 301115

DEFENDANT
DENNIS E. BANKES
LEOMA BANKES

SERVICE TEAM/ spl
COURT NO.: 2012-CV-1349

SERVE DENNIS E. BANKES AT:
422 LASALLE STREET
BERWICK, PA 18603-2912

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 06/05/2013

****PLEASE POST THE PROPERTY***

PLEASE POST THE PROPERTY PER THE COURT ORDER

SERVED

Served and made known to DENNIS E. BANKES, Defendant on the 30th day of April, 20 13, at 3:50 o'clock P. M., at 422 LASALLE STREET, BERWICK, PA 18603-2912, 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 THE PROPERTY

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____
Ronald Moll

I, _____, a competent adult, hereby verify that I personally posted the property with 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: 4/30/13

NAME: Ronald Moll
Ronald Moll

PRINTED NAME: _____

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

Lawrence T. Phelan, Esq., Id. No. 32227

Francis S. Hallinan, Esq., Id. No. 62695

Daniel G. Schumig, Esq., Id. No. 62205

Michele M. Bradford, Esq., Id. No. 69849

Judith T. Romano, Esq., Id. No. 58745

Jenine R. Davey, Esq., Id. No. 87077

Lauren R. Tabas, Esq., Id. No. 93337

Jay B. Jones, Esq., Id. No. 86657

Andrew L. Spivaek, Esq., Id. No. 84439

Chrisovalante P. Fliakos, Esq., Id. No. 94620

Courtenay R. Dunn, Esq., Id. No. 206779

Allison F. Zuckerman, Esq., Id. No. 309519

Melissa J. Cantwell, Esq., Id. No. 308912

Mario J. Hanyon, Esq., Id. No. 203993

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

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

REAL ESTATE TAX CERTIFICATION

Date: 05/14/2013

Fee: \$5.00

Cert. NO: 14497

TELESCA DANIEL JR
367 N BROMLEY AVE R
SCRANTON PA 18504

District: GREENWOOD TWP
Deed: 20110 -9058
Location: 328 UTT RD
Parcel ID: 17 -13 006-03,000

Assessment: 26,827
Balances as of 05/14/2013

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

By: Columbia Co. Sheriff Per: Tim Chamberlain

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

| | | |
|------------------------|---|-----------------------|
| WELLS FARGO BANK, N.A. | : | Court of Common Pleas |
| Plaintiff | : | |
| | : | |
| vs. | : | Civil Division |
| | : | |
| DANIEL TELESKA, JR | : | COLUMBIA County |
| | : | |
| Defendant | : | No.: 2013-CV-11 |
| | : | No.: 2013-ED-50 |

ORDER


AND NOW, this 9th day of May, 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 | \$127,278.86 |
| Interest Through May 10, 2013 | \$5,091.96 |
| Late Charges | \$64.69 |
| Legal fees | \$1,675.00 |
| Cost of Suit and Title | \$1,001.60 |
| Property Inspections | \$15.00 |
| Escrow to be paid | \$262.68 |
| Escrow Deficit | \$2,178.41 |
| | <hr/> |
| TOTAL | \$137,568.20 |

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



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

Shawn Fallon
Legal Assistant, 1383

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-11
No.: 2013-ED-50

Re: **WELLS FARGO BANK, N.A. VS. DANIEL TELESKA, JR**
No.: 2013-CV-11, No.: 2013-ED-50

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

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

****Property is listed for the 06/05/2013 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:

Shawn Fallon, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
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,

v.

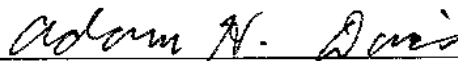
DANIEL TELESKA, JR
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-11
: No.: 2013-ED-50

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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


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

Date: 5/11/13

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/HLW - 6/5/2013 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|--|----------------|--|---|
| 1 | **** | TENANT/OCCUPANT 328 UTI ROAD ORANGEVILLE, PA 17859-9156 | \$0.45 |
| 2 | **** | DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 | \$0.45 |
| 3 | **** | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105 | \$0.45 |
| 4 | **** | INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 | \$0.45 |
| 5 | **** | U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754 | \$0.45 |
| | | RE: DANIEL TELESKA, JR (COLUMBIA) PHS # 311505/1021 Page 1 of 1 Writ Team | \$2.25 |
| Total Number of Pieces Listed by Sender | | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of Receiving Employee) |
| <p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.</p> | | | |

U.S. POSTAGE
ZIP 19103
02 IN
0061261121 APR 16 2013



Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SHERIFF'S RETURN OF SERVICE

04/29/2013 08:23 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 328 UTT ROAD, ORANGEVILLE, PA 17859.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

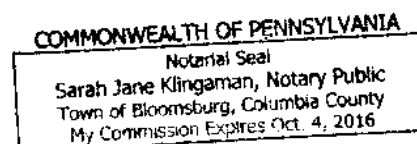

TIMOTHY T. CHAMBERLAIN, SHERIFF

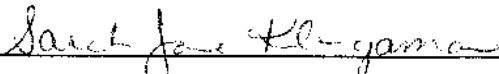
April 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of APRIL, 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
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 04/25/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 328 UTT ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: *04-29-13* Time: *2023*

Deputy: *8* 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.

(POSTING)

2013CV11

328 UTT ROAD, ORANGEVILLE, PA 17859

EXP: 04/25/2013

CASE NO: 2013-00222 T

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF LACKAWANNAWELLS FARGO

VS

TELESCA DANIEL JR.

JENNA BOOTH, Deputy Sheriff of Lackawanna County
County, Pennsylvania, who being duly sworn according to law,
says, the within NOTICE OF SALE was served upon
TELESCA DANIEL JR. the
DEFENDANT, at 0001:10 PM Hour, on the 10th day of April, 2013
at 367 N.BROMLEY AVE. APT. #B
SCRANTON, PA by handing to
BARBARA RUSHINSKI POWER OF ATT Y 200 N WASHINGTON AVE SCR
a true and attested copy of NOTICE OF SALE together with

and at the same time directing Her attention to the contents thereof.

Sheriff's Costs:

| | |
|-----------|-----|
| Docketing | .00 |
| Service | .00 |
| Affidavit | .00 |
| Surcharge | .00 |
| | .00 |
| | .00 |

So Answers:

John Szymanski, Sheriff

Jenna Booth
Deputy Sheriff

00/00/0000

Sworn and Subscribed to before

me this _____ day of

A.D.

Notary

RECEIPT FOR PAYMENT
=====

Lackawanna County Sheriff's Office, PA
200 North Washington Avenue
Scranton PA 18503

Receipt Date 04/02/2013
Receipt Time 12:19:14
Receipt No. 230243

WELLS FARGO (VS) TELESKA DANIEL JR.

Case Number 2013-00222 T Case Type.: NOTICE OF SALE
Service Info 001 First Service 4/02/2013 Open
Remarks COLUMBIA
BG

| | | | |
|------------------|-------|-----------|------|
| Total Check... + | 41.60 | Number .. | 6063 |
| Total Cash.... + | .00 | | |
| Cash Out..... - | .00 | | |
| Receipt Total. = | 41.60 | | |

----- Distribution Of Payment -----

| Transaction Description | Payment Amount | |
|-------------------------|----------------|-------------------------|
| SUMMONS | 41.60 | LACKAWANNA CO TREASURER |
| | <hr/> | |
| | 41.60 | |

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

3013
2005

WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|------------|----------|
| Category: | Real Estate Sale - Sale Notice | | Zone: | |
| Manner: | < Not Specified > | Expires: | 04/25/2013 | Warrant: |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | | |

4140
6003

Serve To:

| | | |
|--------------------|--|------|
| Name: | DANIEL TELESKA, JR | |
| Primary Address: | 367 N. BROMLEY AVENUE APT#B SCRANTON, PA 18504 | |
| Phone: | | DOB: |
| Alternate Address: | 328 UTT ROAD ORANGEVILLE, PA 17859 | |
| 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: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

2013 APR - 2 A 10:12
SZYMANSKI
JOHN

Notes / Special Instructions:

Now, March 25, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lackawanna County to execute service of the documents herewith and make return thereof according to law.

Return To:

COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

TELESKA JR, DANIEL

2013CV11

167 N. BROMLEY AVENUE, APT#B, SCRANTON, PA 1850, EXP: 04/25/2013

**Uniform Statutory Form Financial Power of Attorney
(California Probate Code Section 4401)**

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465, INCLUSIVE). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, **Daniel Telesca Jr, 367 North Bromley Ave , Apt B, Scranton, Pennsylvania, 18504** appoint **Barbara A. Rushinski, 367 North Bromley Avenue, Apt. B, Scranton, Pennsylvania, 18504** as my agent (attorney-in-fact) for me in any lawful way with respect to the following initialed subjects

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS. TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING. TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- _____ (A) REAL PROPERTY TRANSACTIONS
 - _____ (B) TANGIBLE PERSONAL PROPERTY TRANSACTIONS
 - _____ (C) STOCK AND BOND TRANSACTIONS
 - _____ (D) COMMODITY AND OPTION TRANSACTIONS
 - _____ (E) BANKING AND FINANCIAL INSTITUTION TRANSACTIONS
 - _____ (F) BUSINESS OPERATING TRANSACTIONS
 - _____ (G) INSURANCE AND ANNUITY TRANSACTIONS
 - _____ (H) ESTATE, TRUST, AND OTHER BENEFICIARY TRANSACTIONS
 - _____ (I) CLAIMS AND LITIGATION
 - _____ (J) PERSONAL AND FAMILY MAINTENANCE.
 - _____ (K) BENEFITS FROM SOCIAL SECURITY, MEDICARE,
MEDICAID, GOVERNMENTAL PROGRAMS, CIVIL SERVICE,
OR MILITARY SERVICE.
 - _____ (L) RETIREMENT PLAN TRANSACTIONS
 - _____ (M) TAX MATTERS
 - D.T.d. (N) **ALL OF THE POWERS LISTED ABOVE**
- YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).**

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES, YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

My agent shall have the power to direct distributions of principal and interest from my IRA accounts

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED. This power of attorney will continue to be effective even though I become incapacitated.

~~STRIKE THE PRECEEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.~~

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 21 day of July, 2012

Daniel D. D. D. D.
(Your signature)

158-28-9627
(Social Security number)

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

State of Pennsylvania)
County of Lackawanna) SS.

On July 21, 2012 before me, Erin O'Brien Notary Public, personally appeared Daniel Telesca Jr personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ERIN O'BRIEN, Notary Public

Scranton, Lackawanna County

My Commission Expires December 21, 2015

NOTARY SEAL

Erin O'Brien

(Signature of Notary)

*Notaries may attach another notarizing declaration in lieu of the above if required by their state.

I declare under penalty of perjury (1) that the person who signed this power of attorney is personally known to me, or that the Principal's identity was proven to me by convincing evidence, (2) that the Principal acknowledged this power of attorney in my presence, (3) that the individual appears to be of sound mind and under no duress, fraud or undue influence, and (4) that I am not a person appointed as the Attorney in Fact. I further declare that I am not related to the Principal by blood, marriage, domestic partnership or adoption.

7-21-12

(Date)

William Toms

(Signature of Witness)

364 N. Bromley Ave.

(Address)

William Toms

(Printed Name of Witness)

Scranton

(City)

PA - 185041

(State)

7/21/12

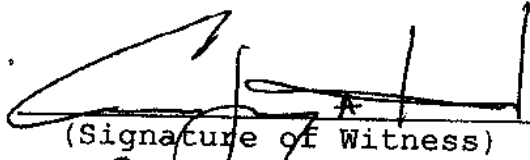
(Date)

635 Luzerne St

(Address)

Scranton

(City)



(Signature of Witness)

Courtney A. Hairston

(Printed Name of Witness)

PA 18504

(State)

AFFIDAVIT POWER OF ATTORNEY IS IN FULL FORCE

State of Pa)
County of Lackawanna) SS.

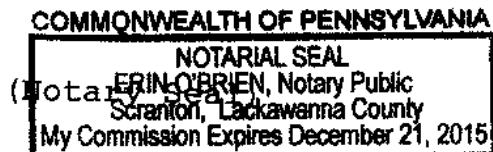
Barbara A. Rushinski being duly sworn, states:
(Print Name of Designated Agent)

1. I accept the designation of the Principal appointing me as the Principal's Attorney in Fact under this power of attorney.
2. I have no actual knowledge or notice of a revocation of this power of attorney by death or otherwise.
3. I represent that any third party honoring this power of attorney may rely on this declaration.

Barbara A. Rushinski
(Signature of Attorney in Fact)

Sworn to before me on July 21, 2012

Erin O'Brien
(Signature of Notary Public)



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 04/25/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | |
|---------------------------|--|
| Name: | Dennette Farr |
| Primary Address: | 858 Chestnut Road Millville, PA 17846 |
| Phone: | 570-458-5775 |
| DOB: | |
| Alternate Address: | |
| Phone: | |

Final Service:

| | |
|-------------------------|--|
| Served: | <input checked="" type="checkbox"/> Personally <input type="checkbox"/> Adult In Charge <input type="checkbox"/> Posted <input type="checkbox"/> Other |
| Adult In Charge: | Dennette Farr |
| Relation: | Wife |
| Date: | 04-08-13 |
| Time: | 1038 |
| Deputy: | 7016 |
| 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. _____

FARR, DENNETTE

2013CV11

858 CHESTNUT ROAD, MILLVILLE, PA 17846

EXP: 04/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 04/25/2013

Warrant:

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

Post

Serve To:

Name: OCCUPANT

Primary Address: 328 UTT ROAD
ORANGEVILLE, PA 17859

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Posted

Relation:

Date: 04-05-13

Time: 1930

Deputy: 2

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

| | | | | | | |
|----------|----------|--|--|--|--|--|
| Date: | 03-26-13 | | | | | |
| Time: | 1357 | | | | | |
| Mileage: | | | | | | |
| Deputy: | 8 | | | | | |

Service Attempt Notes:

1. No One Living At House

2.

3.

4.

5.

6.

OCCUPANT

2013CV11

328 UTT ROAD, ORANGEVILLE, PA 17859

EXP: 04/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 04/25/2013 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

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

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | Karen Richendrfer | | |
| Relation: | clerk II | | |
| Date: | 3-26-13 | Time: | 8:15 |
| Deputy: | 8 | 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

2013CV11

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 04/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
DANIEL TELESKA, JR

Case Number
2013CV11

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 04/25/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Sherry Evans
Relation:
Date: 03-26-13 **Time:** 0810
Deputy: 8 **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. _____

COLUMBIA COUNTY TAX C

2013CV11

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 04/25/2013

Document Receipt

Trans # 18560 Carrier / service: POST 2PM 3/25/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000021322

Doc Ref #: 50ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 18559 Carrier / service: POST 2PM 3/25/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000021315

DEPARTMENT 281230

Doc Ref #: 50ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 18558 Carrier / service: POST 2PM 3/25/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000021308

Doc Ref #: 50ED2013

Document Receipt

Trans # 18557 Carrier / service: POST 2PM 3/25/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000021292

Doc Ref #: 50ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 18556 Carrier / service: POST 2PM 3/25/2013

Ship to: 18556
US DEPT OF JUSTICE
PO BOX 11754

Tracking #: 9171924291001000021285

Doc Ref #: 50ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 18555 Carrier / service: POST 2PM 3/25/2013

Ship to: 18555

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE RM 704

Tracking #: 9171924291001000021278

Doc Ref #: 50ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 18553 Carrier / service: POST 2PM 3/25/2013

Ship to: 18553

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000021261

Doc Ref #: 50ED2013

HARRISBURG PA 17105

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV11

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, JUNE 05, 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, parcel or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail in the center of Township Route No. 595; thence North Eighteen (18) degrees Forty-two (42) minutes Twenty-six (26) Seconds West, Three Hundred Six and Three Hundredths (306.3) feet to an iron pin in center of Legislative Route No. 19063; thence by Tract No. 2, North Seventy-eight (78) Degrees Four (04) Minutes Two (02) Seconds East, Ninety-eight and Eighty-six Hundredths (98.86) feet to an iron pin; thence by the same, South Thirty-one (31) Degrees Forty-four (44) Minutes Fifty-seven (57) Seconds East, Ninety-three and Fifty-three Hundredths (93.53) feet to an iron pin; thence by the same, South Forty-six (46) degrees Twenty-four (24) Minutes Two (02) Seconds East, One Hundred Fourteen and Fifty-five Hundredths (114.55) Feet to an iron pin; thence by the same, South Five (05) Degrees Fifty (50) Minutes Fifteen (15) Seconds East, One Hundred Ninety-six and Ninety-seven Hundredths (196.97) feet to an iron pin in center of Township Route No. 595; thence by the centerline of said Township Route, North Seventy-three (73) Degrees Forty (40). Minutes Zero (00) Seconds West, One Hundred Fifty-seven and Twelve Hundredths (157.12) Feet to the place of beginning.
Containing 1.111 Acres of land.

The hereinabove tract of land being more fully shown and described on a survey made and prepared by L. Wayne Laidacker, P.L.S. dated October 29, 1988 and a Plan of Subdivision was recorded in March 28, 1989, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 6, Page 165.

Subject to the same exceptions, reservations, conditions, limitations and covenants as are contained in the hereinafter recited Deed and in all prior instruments in the line of title.

TITLE TO SAID PREMISES VESTED IN Daniel Telesca, Jr., by Deed from James R. Bowen and Dorothy J. Bowen, dated 08/29/2011, recorded 09/30/2011 in Instrument Number 201109058.

Premises being: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156

Tax Parcel # 17-13-006-03,000

PROPERTY ADDRESS: 328 UTT ROAD, ORANGEVILLE, PA 17859

UPI / TAX PARCEL NUMBER: 17-13-006-03

Seized and taken into execution to be sold as the property of DANIEL TELESKA, JR in suit of WELLS FARGO.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 50-13

DATE RECEIVED 3-25-13
DOCKET AND INDEX 3-25-13

CHECK FOR PROPER INFO.

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

CK# 1289673

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

| | | |
|--------------------------|------------------------------------|------------------|
| SALE DATE | <u>June 5, 13</u> | TIME <u>9:00</u> |
| POSTING DATE | <u>May 2, 2013</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK <u>May 15</u> | |
| | 2 ND WEEK <u>22</u> | |
| | 3 RD WEEK <u>29, 13</u> | |

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183 and Rule 3257

WELLS FARGO BANK, N.A.

vs.

DANIEL TELESKA, JR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-11

2013-ED-56

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: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156
(See Legal Description attached)

Amount Due

\$129,415.26

Interest from 03/16/2013 to Date of Sale

\$ _____ and costs.

@ \$21.27 per diem

Dated 3-25-13
(SEAL)

PHS # 311505

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

2013-ED-56
2013-ED-56
2013-ED-56

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Phone - 215-563-7000
Fax - 215-563-3826

Patricia Singiser
Ext. 1125

Representing Lenders in
Pennsylvania and New Jersey

March 21, 2013

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

RE: WELLS FARGO BANK, N.A.
v.
DANIEL TELESKA, JR

No.: 2013-CV-11

Action in Mortgage Foreclosure

Premises: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156

FILED
PROTHONOTARY
413 MAR 25 A 11:49
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of , and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praeipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

PAS/HLW for
Phelan Hallinan, LLP

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
Pa.R.C.P. 3180-3183

WELLS FARGO BANK, N.A.

vs.

DANIEL TELESKA, JR

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-11

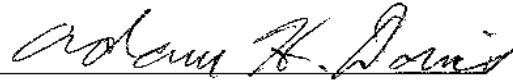
COLUMBIA COUNTY

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due
Interest from 03/16/2013 to Date of Sale
@ \$21.27 Per diem

\$129,415.26
\$_____ and costs.



Phelan Hallinan, LLP

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

Note: Please attach description of Property.

PIIS # 311505

FILED
PROTHONOTARY
2013 MAR 25 A 11:49
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail in the center of Township Route No. 595; thence North Eighteen (18) degrees Forty-two (42) minutes Twenty-six (26) Seconds West, Three Hundred Six and Three Hundredths (306.3) feet to an iron pin in center of Legislative Route No. 19063; thence by Tract No. 2, North Seventy-eight (78) Degrees Four (04) Minutes Two (02) Seconds East, Ninety-eight and Eighty-six Hundredths (98.86) feet to an iron pin; thence by the same, South Thirty-one (31) Degrees Forty-four (44) Minutes Fifty-seven (57) Seconds East, Ninety-three and Fifty-three Hundredths (93.53) feet to an iron pin; thence by the same, South Forty-six (46) degrees Twenty-four (24) Minutes Two (02) Seconds East, One Hundred Fourteen and Fifty-five Hundredths (114.55) Feet to an iron pin; thence by the same, South Five (05) Degrees Fifty (50) Minutes Fifteen (15) Seconds East, One Hundred Ninety-six and Ninety-seven Hundredths (196.97) feet to an iron pin in center of Township Route No. 595; thence by the centerline of said Township Route, North Seventy-three (73) Degrees Forty (40). Minutes Zero (00) Seconds West, One Hundred Fifty-seven and Twelve Hundredths (157.12) Feet to the place of beginning.

Containing 1.111 Acres of land.

The hereinabove tract of land being more fully shown and described on a survey made and prepared by L. Wayne Laidacker, P.L.S. dated October 29, 1988 and a Plan of Subdivision was recorded in March 28, 1989, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 6, Page 165.

Subject to the same exceptions, reservations, conditions, limitations and covenants as are contained in the hereinafter recited Deed and in all prior instruments in the line of title.

TITLE TO SAID PREMISES VESTED IN Daniel Telesca, Jr., by Deed from James R. Bowen and Dorothy J. Bowen, dated 08/29/2011, recorded 09/30/2011 in Instrument Number 201109058.

Premises being: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156

Tax Parcel # 17-13-006-03,000

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
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.

DANIEL TELESKA, JR
Defendant(s)

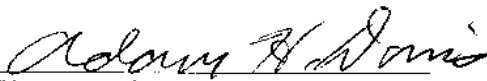
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-11**
:
:
: **COLUMBIA COUNTY**
:

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

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

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

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

DANIEL TELESKA, JR

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-11**
:


VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Service members Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DANIEL TELESKA, JR is over 18 years of age and resides at 367 NORTH BROMLEY AVENUE, APARTMENT B, SCRANTON, PA 18504-1701.

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



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

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
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.

DANIEL TELESKA, JR
Defendant(s)


: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-11**
:
: **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
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

DANIEL TELESKA, JR

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-11
:

VERIFICATION OF NON-MILITARY SERVICE

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

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Service members Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DANIEL TELESKA, JR is over 18 years of age and resides at 367 NORTH BROMLEY AVENUE, APARTMENT B, SCRANTON, PA 18504-1701.

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



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

WELLS FARGO BANK, N.A.

Plaintiff

v.

DANIEL TELESKA, JR

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-11

COLUMBIA COUNTY

PHS # 311505

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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **328 UTTER ROAD, ORANGEVILLE, PA 17859-9156**.

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

Name

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

DANIEL TELESKA, JR

**367 NORTH BROMLEY AVENUE,
APARTMENT B
SCRANTON, PA 18504-1701**

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

Name

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

DANIEL TELESKA, JR

**367 NORTH BROMLEY AVENUE,
APARTMENT B
SCRANTON, PA 18504-1701**

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

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

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

**328 UTT ROAD
ORANGEVILLE, PA 17859-9156**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

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

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

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

Date: 3/21/2013

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

WELLS FARGO BANK, N.A.
Plaintiff

v.

DANIEL TELESKA, JR
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-11**
:
: **COLUMBIA COUNTY**
:
: **PHS # 311505**
:

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 **328 UTT ROAD, ORANGEVILLE, PA 17859-9156**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

DANIEL TELESKA, JR **367 NORTH BROMLEY AVENUE,**
APARTMENT B
SCRANTON, PA 18504-1701
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

DANIEL TELESKA, JR **367 NORTH BROMLEY AVENUE,**
APARTMENT B
SCRANTON, PA 18504-1701
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

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

**328 UTT ROAD
ORANGEVILLE, PA 17859-9156**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

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

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

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

Date: 8/21/2013

By: _____

Adam H. Davis

Phelan Hallinan, LLP

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS

:

Plaintiff : CIVIL DIVISION

:

vs.

: NO.: 2013-CV-11

:

DANIEL TELESKA, JR

:

Defendant(s) : COLUMBIA COUNTY

:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DANIEL TELESKA, JR
367 NORTH BROMLEY AVENUE,
APARTMENT B
SCRANTON, PA 18504-1701

50-813

****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 **328 UTT ROAD, ORANGEVILLE, PA 17859-9156** 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 **\$129,415.26** 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, parcel or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail in the center of Township Route No. 595; thence North Eighteen (18) degrees Forty-two (42) minutes Twenty-six (26) Seconds West, Three Hundred Six and Three Hundredths (306.3) feet to an iron pin in center of Legislative Route No. 19063; thence by Tract No. 2, North Seventy-eight (78) Degrees Four (04) Minutes Two (02) Seconds East, Ninety-eight and Eighty-six Hundredths (98.86) feet to an iron pin; thence by the same, South Thirty-one (31) Degrees Forty-four (44) Minutes Fifty-seven (57) Seconds East, Ninety-three and Fifty-three Hundredths (93.53) feet to an iron pin; thence by the same, South Forty-six (46) degrees Twenty-four (24) Minutes Two (02) Seconds East, One Hundred Fourteen and Fifty-five Hundredths (114.55) Feet to an iron pin; thence by the same, South Five (05) Degrees Fifty (50) Minutes Fifteen (15) Seconds East, One Hundred Ninety-six and Ninety-seven Hundredths (196.97) feet to an iron pin in center of Township Route No. 595; thence by the centerline of said Township Route, North Seventy-three (73) Degrees Forty (40). Minutes Zero (00) Seconds West, One Hundred Fifty-seven and Twelve Hundredths (157.12) Feet to the place of beginning.

Containing 1.111 Acres of land.

The hereinabove tract of land being more fully shown and described on a survey made and prepared by L. Wayne Laidacker, P.L.S. dated October 29, 1988 and a Plan of Subdivision was recorded in March 28, 1989, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 6, Page 165.

Subject to the same exceptions, reservations, conditions, limitations and covenants as are contained in the hereinafter recited Deed and in all prior instruments in the line of title.

TITLE TO SAID PREMISES VESTED IN Daniel Telesca, Jr., by Deed from James R. Bowen and Dorothy J. Bowen, dated 08/29/2011, recorded 09/30/2011 in Instrument Number 201109058.

Premises being: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156

Tax Parcel # 17-13-006-03,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2013-CV-11

WELLS FARGO BANK, N.A.

vs.

DANIEL TELESKA, JR

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

328 UTT ROAD, ORANGEVILLE, PA 17859-9156

Parcel No. 17-13-006-03,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$129,415.26

Attorneys for Plaintiff

Phelan Hallinan, LLP

WELLS FARGO BANK, N.A.

Plaintiff

v.

DANIEL TELESKA, JR

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-11**
:
: **COLUMBIA COUNTY**
:
: **PHS # 311505**
:

5-13

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 **328 UTT ROAD, ORANGEVILLE, PA 17859-9156**.

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

Name

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

DANIEL TELESKA, JR

**367 NORTH BROMLEY AVENUE,
APARTMENT B
SCRANTON, PA 18504-1701**

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

Name

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

DANIEL TELESKA, JR

**367 NORTH BROMLEY AVENUE,
APARTMENT B
SCRANTON, PA 18504-1701**

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

Name

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

None.

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

Name

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

None.

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

Name

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

None.

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

Name

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

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

**328 UTT ROAD
ORANGEVILLE, PA 17859-9156**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

INTERNAL REVENUE SERVICE ADVISORY

**1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222**

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

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

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

Date: 3/21/2013

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Greenwood, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a P.K. nail in the center of Township Route No. 595; thence North Eighteen (18) degrees Forty-two (42) minutes Twenty-six (26) Seconds West, Three Hundred Six and Three Hundredths (306.3) feet to an iron pin in center of Legislative Route No. 19063; thence by Tract No. 2, North Seventy-eight (78) Degrees Four (04) Minutes Two (02) Seconds East, Ninety-eight and Eighty-six Hundredths (98.86) feet to an iron pin; thence by the same, South Thirty-one (31) Degrees Forty-four (44) Minutes Fifty-seven (57) Seconds East, Ninety-three and Fifty-three Hundredths (93.53) feet to an iron pin; thence by the same, South Forty-six (46) degrees Twenty-four (24) Minutes Two (02) Seconds East, One Hundred Fourteen and Fifty-five Hundredths (114.55) Feet to an iron pin; thence by the same, South Five (05) Degrees Fifty (50) Minutes Fifteen (15) Seconds East, One Hundred Ninety-six and Ninety-seven Hundredths (196.97) feet to an iron pin in center of Township Route No. 595; thence by the centerline of said Township Route, North Seventy-three (73) Degrees Forty (40). Minutes Zero (00) Seconds West, One Hundred Fifty-seven and Twelve Hundredths (157.12) Feet to the place of beginning.

Containing 1.111 Acres of land.

The hereinabove tract of land being more fully shown and described on a survey made and prepared by L. Wayne Laidacker, P.L.S. dated October 29, 1988 and a Plan of Subdivision was recorded in March 28, 1989, in the Office for the Recording of Deeds in and for Columbia County, Pennsylvania, in Record Book 6, Page 165.

Subject to the same exceptions, reservations, conditions, limitations and covenants as are contained in the hereinafter recited Deed and in all prior instruments in the line of title.

TITLE TO SAID PREMISES VESTED IN Daniel Telesca, Jr., by Deed from James R. Bowen and Dorothy J. Bowen, dated 08/29/2011, recorded 09/30/2011 in Instrument Number 201109058.

Premises being: 328 UTT ROAD, ORANGEVILLE, PA 17859-9156

Tax Parcel # 17-13-006-03,000

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

DANIEL TELESKA, JR

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-11

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__, Sec 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.: 2013-CV-11

Defendant
DANIEL TELESKA, JR

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)
328 UTT ROAD
ORANGEVILLE, PA 17859-9156

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
Anthony R. Davis — 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

8/21/2013

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.: 2013-CV-11

Defendant

DANIEL TELESKA, JR

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.

DANIEL TELESKA, JR

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

328 UTT ROAD

ORANGEVILLE, PA 17859-9156

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, 2013, 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

Robert H. Davis 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

3/21/2013

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.: 2013-CV-11

Defendant
DANIEL TELESKA, JR

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

DANIEL TELESKA, JR

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

367 NORTH BROMLEY AVENUE, APARTMENT B

SCRANTON, PA 18504-1701

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

Telephone Number
(215)563-7000

Date
3/21/2013

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

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s)

DANIEL TELESKA, JR at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

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

TD Bank, NA
3-180/360

001289673

DATE
3/20/2013

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

HLW (311505) 328 UTT ROAD (2013-CV-11)

AUTHORIZED SIGNATURE

Frank S. Hallinan

⑈001289673⑈ ⑆036001808⑆ 361508666⑈