

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
05/03/2013	Advance Fee	Advance Fee	1301845	\$0.00	\$1,350.00
05/03/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
05/03/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
05/03/2013	Crying Sale			\$10.00	\$0.00
05/03/2013	Docketing			\$15.00	\$0.00
05/03/2013	Levy			\$15.00	\$0.00
05/03/2013	Mailing Costs			\$42.00	\$0.00
05/03/2013	Posting Handbill			\$15.00	\$0.00
05/03/2013	Press Enterprise Inc.			\$1,150.98	\$0.00
05/03/2013	Sheriff Automation Fund			\$50.00	\$0.00
05/03/2013	Web Posting			\$100.00	\$0.00
06/28/2013	Service			\$210.00	\$0.00
06/28/2013	Service Mileage			\$8.00	\$0.00
06/28/2013	Copies			\$7.00	\$0.00
06/28/2013	Notary Fee			\$15.00	\$0.00
06/28/2013	Tax Claim Search			\$5.00	\$0.00
06/28/2013	Surcharge			\$150.00	\$0.00
				\$1,825.48	\$1,350.00
<b>TOTAL BALANCE:</b>				<b>\$(475.48)</b>	

Sheriff of Columbia County

DATE 6/11/2014

CHECK # 001428534

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
809601 DXB [809601] 887 RUPERT DRIVE (2013-CV-136)	6/11/2014	475.48	0.00	001367047	475.48
<i>Wagner</i>					
<b>TOTAL</b>		475.48	0.00		475.48

Sheriff of Columbia County

DATE 6/11/2014

CHECK # 001428534

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
809601 DXB [809601] 887 RUPERT DRIVE (2013-CV-136)	6/11/2014	475.48	0.00	001367047	475.48
<b>TOTAL</b>		475.48	0.00		475.48

SAFEGUARD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001428534

DATE  
6/11/2014

AMOUNT  
\*\*\*\*\*\$475.48

PAY FOUR HUNDRED SEVENTY-FIVE AND 48 / 100 Dollars

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

DXB [809601] 887 RUPERT DRIVE (2013-CV-136)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

000112853400 00360018080 3615086660

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
809601	6/11/2014	475.48	0.00	001367047	475.48
DXB [809601] 887 RUPERT DRIVE (2013-CV-136)					
TOTAL		475.48	0.00		475.48

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
809601 DXB [809601] 887 RUPERT DRIVE (2013-CV-136)	6/11/2014	475.48	0.00	001367047	475.48
TOTAL		475.48	0.00		475.48

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

October 23, 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.  
DIANA S. WAGNER and BARRY C. WAGNER  
887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637  
No.: 2013-CV-136

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 13, 2013 due to the following: The mortgage company is pursuing alternatives to foreclosure with the Defendant(s).

\$2,101.92 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours,  
David Tran for  
Phelan Hallinan, LLP

PO Box 380  
Bloomsburg, PA 17815

Phone 570-389-5622  
Fax 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE  
TIMOHTY T. CHAMBERLAIN, SHERIFF**

# Fax

**To:** David Tran

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** October 23, 2013

**Re:** Wagner

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

● **Comments:** I received your stay, attached is a cost sheet showing a balance due of \$475.48.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
DIANA WAGNER  
BARRY WAGNER

**Attorney for the Plaintiff:**

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

**Sheriff's Sale Date:** Wednesday, September 11, 20

**Writ of Execution No. :** 2013CV136

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 887 RUPERT DRIVE, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
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	\$210.00
Service Mileage	\$8.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$150.00

**Total Sheriff Costs** **\$1,995.48**

## Distribution Costs

Recording Fees \$55.00

**Total Distribution Costs** **\$55.00**

**Grand Total:** **\$2,050.48**

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)

Columbia County Sheriff's Office, 17815

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan, LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** David Tran

**Fax:** **Date:** 9/9/2013

**Phone:** **Pages:** 1

**Re:** Postpone Sale Date -- PHS 809601 **CC:**

☒ **Urgent** ☒ **For Review** ☒ **Please Comment** ☒ **Please Reply** ☒ **Please Recycle**

**•Comments:**

Good afternoon,

Currently the sale is set for 9/11/13. We would like to postpone our scheduled sheriff sale for 60 days. Please provide a new sale date and time as soon as possible.

Defendants: WAGNER, DIANA S.  
Property: WAGNER, BARRY C.  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637  
Complaint Docket #: 2013-CV-136

11-13 0900

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

Thank you for your assistance in this matter.

Thank you,

David Tran

Phone – 215-320-0007 Ext 1495

Fax – 215-563-8656

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA VS Billy & Diana Wagner

NO. 74-13 ED NO. 136-13 JD

DATE/TIME OF SALE: Sept, 11 0900

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



# SHERIFF'S SALE COST SHEET

VS. \_\_\_\_\_

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

+	DOCKET/RETURN	\$15.00	
+	SERVICE PER DEF.	\$ <u>210.00</u>	
+	LEVY (PER PARCEL	\$15.00	
+	MAILING COSTS	\$ <u>42.00</u>	
+	ADVERTISING SALE BILLS & COPIES	\$17.50	
+	ADVERTISING SALE (NEWSPAPER)	\$15.00	
+	MILEAGE	\$ <u>8.00</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>71.00</u>	
+	NOTARY	\$ <u>151.00</u>	
TOTAL *****			\$ <u>454.50</u>

+	WEB POSTING	\$150.00	
+	PRESS ENTERPRISE INC.	\$ <u>1150.98</u>	
+	SOLICITOR'S SERVICES	\$75.00	
TOTAL *****			\$ _____

+	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	\$ _____	
	WATER 20	\$ _____	
TOTAL *****			\$ <u>-0-</u>

+	SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
	MISC. _____	\$ _____	
	_____	\$ _____	
TOTAL *****			\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ \_\_\_\_\_

1617 John F Kennedy Blvd  
Suite 1400  
Philadelphia, PA 19103  
Phone: (215) 563-7000  
Fax: (215) 563-8656

**Phelan Hallinan LLP**

# Fax

**To:** Columbia County Sheriff Office **From:** Erin Moore  
**Fax:** 1-570-389-5625 **Date:** July 2, 2013  
**Phone:** **Pages:** 1  
**Re:** Postpone Sale Date – 07/10/2013 **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. Currently the sale is set for 07-10/2013 at 9:00AM. Please provide a new sale date and time as soon as possible.

Re: WELLS FARGO BANK, N.A. v. WASIKER, DEANA S.  
No. 2013-CV-136

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

Thank you for your assistance in this matter.

Thank you,

Erin Moore

Fax – 215-563-8656

*Erin Moore* 7/2/13

PHS#315842

**Phelan Hallinan, LLP**  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19153  
215-563-7000

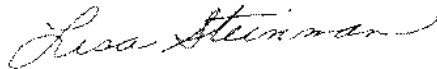
Office of the Sheriff  
COLUMBIA County Courthouse

Dear Sir/Madam,

Enclosed are Affidavits of Service for the JULY 10, 2013 Sheriff's Sale for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script, reading "Lisa Steinman".

LISA STEINMAN  
For PHELAN HALLINAN, LLP

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA COUNTY**

PHS # 315842

**DEFENDANT**  
DIANA S. WAGNER  
BARRY C. WAGNER

SERVICE TEAM/ lmm  
COURT NO.: 2013-CV-136

**SERVE BARRY C. WAGNER AT:**  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: July 10, 2013

**SERVED**

Served and made known to BARRY C. WAGNER, Defendant on the 4<sup>th</sup> day of JUNE, 2013, at 3:10, o'clock P. M., at 887 RUPERT DR, BLOOMSBURG, 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 50<sup>s</sup> Height 5'3" Weight 130 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: 6/4/13

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

**COLUMBIA COUNTY**

**PHS # 315842**

**DEFENDANT**  
**DIANA S. WAGNER**  
**BARRY C. WAGNER**

**SERVICE TEAM/ lnm**  
**COURT NO.: 2013-CV-136**

**SERVE DIANA S. WAGNER AT:**  
**887 RUPERT DRIVE**  
**BLOOMSBURG, PA 17815-9637**

**TYPE OF ACTION**  
**XX Notice of Sheriff's Sale**  
**SALE DATE: July 10, 2013**

**SERVED**

Served and made known to DIANA S. WAGNER, Defendant on the 4<sup>th</sup> day of JUNE, 20 13, at 3:10, o'clock P. M., at 887 RUPERT DR, 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: \_\_\_\_\_

Description: Age 50<sup>s</sup> Height 5'3" Weight 130 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: 6/4/13

NAME: *Ronald Moll*  
                     Ronald Moll  
 PRINTED NAME: \_\_\_\_\_  
                     Process Server  
 TITLE: \_\_\_\_\_

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

**COLUMBIA COUNTY**

PHS # 315774

**DEFENDANT**  
KRISTIE D. THORPE  
NICHOLAS J. THORPE

SERVICE TEAM/lmm  
COURT NO.: 2013-CV-244

**SERVE NICHOLAS J. THORPE AT:**  
6 AIRPORT ROAD  
CATAWISSA, PA 17820-8729

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: July 10, 2013

**SERVED**

Served and made known to NICHOLAS J. THORPE, Defendant on the 2<sup>nd</sup> day of JUNE, 2013, at 7:00 o'clock P. M., at 6 AIRPORT RD, CATAWISSA, 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: \_\_\_\_\_.

Description: Age 30<sup>s</sup> Height 5'10" Weight 190 Race W Sex M 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: 6/2/13

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, J.J.P.  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215) 563-7000

**AFFIDAVIT OF SERVICE**

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

**COLUMBIA COUNTY**

PHS # 315774

**DEFENDANT**  
KRISTIE D. THORPE  
NICHOLAS J. THORPE

SERVICE TEAM/ lnm  
COURT NO.: 2013-CV-244

**SERVE KRISTIE D. THORPE AT:**  
6 AIRPORT ROAD  
CATAWISSA, PA 17820-8729

**TYPE OF ACTION**  
XX Notice of Sheriff's Sale  
SALE DATE: July 10, 2013

**SERVED**

Served and made known to KRISTIE D. THORPE, Defendant on the 2<sup>nd</sup> day of JUNE, 2013, at 7:00 o'clock P. M., at 6 AIRPORT RD. CATAWISSA, PA, in the manner described below:

- ☐ Defendant personally served.  
☒ Adult family member with whom Defendant(s) reside(s).  
Relationship is HUSBAND  
☐ 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<sup>s</sup> Height 5'10" Weight 190 Race W Sex M Other \_\_\_\_\_  
RONARD MULL

I, RONARD MULL, 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: 6/2/13

NAME: *Ronald Mull*  
PRINTED NAME: Ronald Mull  
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

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

KIM ZIELINSKI  
Legal Assistant, 1328

Representing Lenders in  
Pennsylvania

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

No.: 2013-CV-136  
No.: 2013-ED-74

Re: **WELLS FARGO BANK, N.A. VS. DIANA S. WAGNER, and BARRY C. WAGNER**  
No.: 2013-CV-136, No.: 2013-ED-74

**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 07/10/2013 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:

KIM ZIELINSKI, 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.


DIANA S. WAGNER  
BARRY C. WAGNER  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: No.: 2013-CV-136  
: No.: 2013-ED-74

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: 6/27/13

**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/M1C - 7/10/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637	\$0.45
2	****	FIRST COLUMBIA BANK & TRUST COMPANY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA 11 WEST MAIN STREET BLOOMSBURG, PA 17815	\$0.45
3	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
4	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
5	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
6	****	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: DIANA S. WAGNER (COLUMBIA) PHS # 315842/1021 Page 1 of 1 Writ Team			\$2.70



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)	The full declaration of value is required for 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 insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R000, S013 and S021 for limitations of coverage.
---	--	--	---

Form 3877 Facsimile

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

**SHERIFF'S SALE**

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV136

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, JULY 10, 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 of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.  
EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi Number 200212323.

Tax Parcel: 25-06-032-00.000

Premises Being: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637

PROPERTY ADDRESS: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-06-032

Seized and taken into execution to be sold as the property of DIANA WAGNER, BARRY WAGNER 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 faults 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.

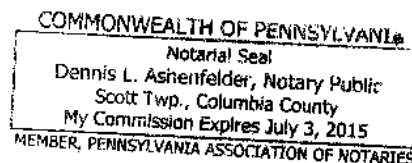
Attorney for the Plaintiff:  
PHELAN HALLINAN & SCHIMIEG LLP  
PHILADELPHIA, PA 215-563-7000

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

w deposes and says that Press Enterprise is  
office and place of business at 3185  
umbia and State of Pennsylvania, and was  
been published daily, continuously in said  
attached notice June 19, 26 and July 3, 2013  
designated agent of the owner or publisher of  
ublished; that neither the affiant nor Press  
notice and advertisement and that all of the  
ace, and character of publication are true.

.....day of July 2013

(Notary Public)



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

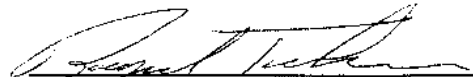


WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SHERIFF'S RETURN OF SERVICE

06/06/2013 02:47 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 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

June 07, 2013

NOTARY

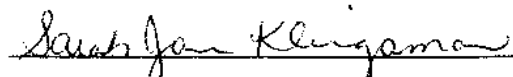
Affirmed and subscribed to before me this

7TH day of JUNE, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURBAN 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.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 06/03/2013

Zone:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Post-1

Relation:

Date: 06 06 13

Time: 1447

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)

2013CV136

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SHERIFF'S RETURN OF SERVICE

05/14/2013 09:20 PM - DEPUTY RAYMOND TONKINSON, 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: DIANA WAGNER AT 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

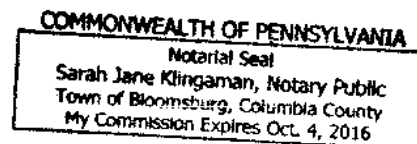
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

May 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of MAY, 2013





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

C:\Users\jhall\Documents

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SHERIFF'S RETURN OF SERVICE

05/14/2013 09:20 PM - DEPUTY RAYMOND TONKINSON, 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 DIANA WAGNER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BARRY WAGNER AT 887 RUPERT DRIVE, BLOOMSBURG, PA 17815.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

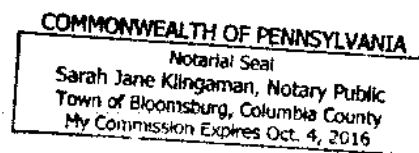
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

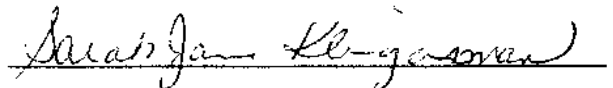
May 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of MAY, 2013





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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-136

DIANA S. WAGNER  
BARRY C. WAGNER

: 2013-ED-74  
: COLUMBIA COUNTY

Defendant(s) :

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

TO: DIANA S. WAGNER  
BARRY C. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**\*\*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 **887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637** is scheduled to be sold at the Sheriff's Sale on July 10, 2013 at 9 AM in the Office of the Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$109,102.07** 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.



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

REAL ESTATE TAX CERTIFICATION

Date: 05/20/2013

Fee: \$5.00

Cert. NO: 14552

WAGNER BARRY C & DIANA S  
887 RUPERT DRIVE  
BLOOMSBURG PA 17815

District: MONTOUR TWP  
Deed: 20021 -2323  
Location: 887 RUPERT DR  
Parcel Id: 25 -06 -032 00,000

Assessment: 24,363

Balances as of 05/20/2013

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

By: Columbia Co Sheriff

Per: Tom Chamberlain

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/03/2013

Warrant:

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

### Serve To:

Name: BARRY WAGNER

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Diana Wagner

Relation: Wife

Date: 05-14-13 Time: 2:20

Deputy: 8 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:	<u>05-03-13</u>	<u>05-06-13</u>	<u>05-10-13</u>	<u>05-14-13</u>		
Time:	<u>1910</u>	<u>1545</u>	<u>1040</u>	<u>1800</u>		
Mileage:						
Deputy:	<u>8</u>	<u>8</u>	<u>16</u>	<u>8</u>		

### Service Attempt Notes:

- No One Home L/C
- Spoke with his wife He will be in on lunch Break To Call 4p
- No one Home Two cars in driveway
- No One Home
- 
- 

WAGNER, BARRY

2013CV136

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/03/2013

Warrant:

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

### Serve To:

Name: DIANA WAGNER

Primary Address: 887 RUPERT DRIVE  
BLOOMSBURG, PA 17815

Phone: 717 1963 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Diana Wagner

Relation: Def

Date: 05-14-13 Time: 2120

Deputy: 8 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

### Service Attempts:

Date:	<u>05-06-13</u>	<u>05-10-13</u>				
Time:	<u>1545</u>	<u>1640</u>				
Mileage:						
Deputy:	<u>8</u>	<u>16</u>				

### Service Attempt Notes:

1. Spoke with Diana she will be in on Tues 05-07-13
2. No one home Two cars in driveway
- 3.
- 4.
- 5.
- 6.

WAGNER, DIANA

2013CV136

887 RUPERT DRIVE, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/03/2013

Zone:

Warrant:

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

### Serve To:

Name: First Columbia Bank and Trust Co.

Primary Address: 232 East Street  
Bloomsburg, PA 17815

Phone: (570) 784-440 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Solomon

Relation:

Date: 05 06 13

Time: 1506

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. \_\_\_\_\_

FIRST COLUMBIA BANK AT

2013CV136

232 EAST STREET, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/03/2013

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: SHERY EVANS

Relation:

Date: 05 06 13

Time:

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

2013CV136

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/03/2013

Zone:

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Col.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 5-6-13

Time: 1:05

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 2013CV136 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/03/2013

Zone:

Warrant:

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

### Serve To:

Name: Bert Leiby

Primary Address: 121 Legion Road  
Bloomsburg, PA 17815

Phone: 570-356-7765

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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. \_\_\_\_\_

LEIBY, BERT

2013CV136

121 LEGION ROAD, BLOOMSBURG, PA 17815

EXP: 06/03/2013

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
DIANA WAGNER (et al.)

Case Number  
2013CV136

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 06/03/2013

Zone:

Warrant:

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

### Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERA

Primary Address: 82 BUCKHORN ROAD  
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:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

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

HEMLOCK MUNICIPAL SEW

2013CV136

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 06/03/2013



WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION  
:  
: NO.: 2013-CV-136  
:  
: 2013-ED-74  
: COLUMBIA COUNTY  
Defendant(s) :

vs.

DIANA S. WAGNER  
BARRY C. WAGNER

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

TO: DIANA S. WAGNER  
BARRY C. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**\*\*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 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637 is scheduled to be sold at the Sheriff's Sale on July 10, 2013 at 9 AM in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$109,102.07 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.

Document Receipt

---

Trans # 22536 Carrier / service: POST 2PM 5/3/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000022404

Doc Ref #: 74ED2013

Document Receipt

---

Trans # 22535 Carrier / service: POST 2PM 5/3/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022398

DEPARTMENT 281230

Doc Ref #: 74ED2013

HARRISBURG PA 17128

Document Receipt

---

Trans # 22534 Carrier / service: POST 2PM 5/3/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016

Tracking #: 9171924291001000022381

Doc Ref #: 74ED2013

HARRISBURG PA 17105

Document Receipt

---

Trans # 22533 Carrier / service: POST 2PM 5/3/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT  
OFFICE

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

Tracking #: 9171924291001000022374

Doc Ref #: 74ED2013

KING OR PA 19406  
PRUSSIA

Document Receipt

---

Trans # 22532 Carrier / service: POST 2PM 5/3/2013

Ship to: 22532

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000022367

Doc Ref #: 74ED2013

HARRISBURG PA 17108

Document Receipt

---

Trans # 22531 Carrier / service: POST 2PM 5/3/2013

Ship to: 22531

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE

ROOM 704

PITTSBURGH PA 15222

Tracking #: 9171924291001000022350

Doc Ref #: 74ED2013

Document Receipt

---

Trans # 22530 Carrier / service: POST 2PM 5/3/2013

Ship to: 22530

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022343

Doc Ref #: 74ED2013

HARRISBURG PA 17105



# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV136

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, JULY 10, 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 of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.

EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, h/w, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.

Tax Parcel: 25-06-032-00,000

Premises Being: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637

PROPERTY ADDRESS: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 25-06-032

Seized and taken into execution to be sold as the property of DIANA WAGNER, BARRY WAGNER 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 # 74-13

DATE RECEIVED 5-8-13  
DOCKET AND INDEX 5-8-13

## 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# <u>1301845</u>

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

SALE DATE July 10, 13 TIME 9:00  
POSTING DATE June 6, 13  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 17  
2<sup>ND</sup> WEEK 26  
3<sup>RD</sup> WEEK July 3, 13

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

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

WELLS FARGO BANK, N.A.

vs.

DIANA S. WAGNER  
BARRY C. WAGNER

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-136

2013-ED-74  
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: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637  
(See Legal Description attached)

Amount Due  
Interest from 03/16/2013 to Date of Sale  
@ \$17.93 per diem

\$109,102.07  
\$\_\_\_\_\_ and costs.

Barbara N. Schmitt  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna. *acting*

Dated 5/3/2013  
(SEAL)

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

PHS # 315842

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.

**DIANA S. WAGNER**  
**BARRY C. WAGNER**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-136**  
: **2013-ED-74**  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

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

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

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

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

**Phelan Hallinan, LLP**  
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.

**DIANA S. WAGNER**  
**BARRY C. WAGNER**  
Defendant(s)


: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-136**  
:  
: **2013-ED-74**  
: **COLUMBIA COUNTY**  
:

**CERTIFICATION**

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

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

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

By:   
**Phelan Hallinan, LLP**  
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.

DIANA S. WAGNER  
BARRY C. WAGNER

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2013-CV-136  
: 2013-ED-74

**VERIFICATION OF NON-MILITARY SERVICE**

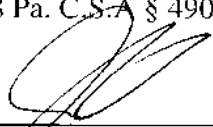
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant DIANA S. WAGNER is over 18 years of age and resides at 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637.

(c) that defendant BARRY C. WAGNER is over 18 years of age and resides at 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637.

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 Kolcsnik, 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.**

**DIANA S. WAGNER  
BARRY C. WAGNER**

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2013-CV-136**  
: **2013-ED-74**

**VERIFICATION OF NON-MILITARY SERVICE**

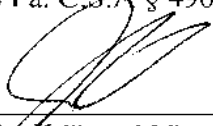
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant DIANA S. WAGNER is over 18 years of age and resides at 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637.

(c) that defendant BARRY C. WAGNER is over 18 years of age and resides at 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637.

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 Kolcsnik, Esq., Id. No.308877  
Attorney for Plaintiff

<b>WELLS FARGO BANK, N.A.</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: 2013-CV-136</b>
<b>DIANA S. WAGNER</b>	:	<b>2013-ED-74</b>
<b>BARRY C. WAGNER</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**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 **887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>DIANA S. WAGNER</b>	<b>887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637</b>
<b>BARRY C. WAGNER</b>	<b>887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637</b>
  
2. Name and address of Defendant(s) in the judgment:
 

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>DIANA S. WAGNER</b>	<b>887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637</b>
<b>BARRY C. WAGNER</b>	<b>887 RUPERT DRIVE BLOOMSBURG, PA 17815-9637</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>None.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:
 

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>FIRST COLUMBIA BANK &amp; TRUST COMPANY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA</b>	<b>11 WEST MAIN STREET BLOOMSBURG, PA 17815</b>
  
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)
<b>None.</b>	



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

887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

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

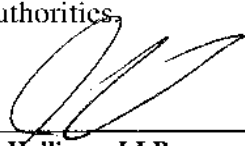
1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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: 5/2/13

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.

DIANA S. WAGNER  
BARRY C. WAGNER

: NO.: 2013-CV-136  
:  
: 2013-ED-74  
: COLUMBIA COUNTY  
Defendant(s) :

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

TO: DIANA S. WAGNER  
BARRY C. WAGNER  
887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

**\*\*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 **887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637** 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 **\$109,102.07** 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**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013-CV-136**

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

v.

**DIANA S. WAGNER**

**BARRY C. WAGNER**

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

**887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637**

**Parcel No. 25-06-032-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$109,102.07**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.

EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, h/w, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.

Tax Parcel: 25-06-032-00,000

Premises Being: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637

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

Plaintiff

v.

**DIANA S. WAGNER**

**BARRY C. WAGNER**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

:

**CIVIL DIVISION**

:

**NO.: 2013-CV-136**

:

:

**2013-ED-74**

:

**COLUMBIA COUNTY**

**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 **887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637**.

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

Name

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

**DIANA S. WAGNER**

**887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637**

**BARRY C. WAGNER**

**887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637**

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

Name

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

**DIANA S. WAGNER**

**887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637**

**BARRY C. WAGNER**

**887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637**

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)

**FIRST COLUMBIA BANK & TRUST  
COMPANY, ORGANIZED AND EXISTING  
UNDER THE LAWS OF THE STATE OF  
PENNSYLVANIA**

**11 WEST MAIN STREET  
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

887 RUPERT DRIVE  
BLOOMSBURG, PA 17815-9637

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

4/ COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE

P.O. BOX 2675  
HARRISBURG, PA 17105

5/ INTERNAL REVENUE SERVICE ADVISORY

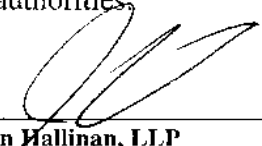
1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

6/ 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: 5/2/15

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

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN piece of land situate in the Township of Montour, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the north side of the State Highway at the northwest corner of the cement bridge; and running thence South 48 degrees 10 minutes West, 160.8 feet to an iron pin; Thence North 40 degrees West, 153 feet to an iron pin on the south side of the run bank; Thence down said south side of the run bank, North 87 degrees East, 118 feet to an iron pin; Thence on the south side of said run, South 78 degrees East, 98 feet to the place of Beginning.

CONTAINING 30/100 acres of land.

EXCEPTING AND RESERVING THEREFROM 0.064 acres conveyed to the Pennsylvania Dept. of Highways by deed recorded in Columbia county Deed Book 169 page 103.

TITLE TO SAID PREMISES IS VESTED IN Barry C. Wagner and Diana S. Wagner, h/w, by Deed from Robert J. Ashford and Judi A. Ashford, h/w, dated 10/18/2002, recorded 10/21/2002 in Instrument Number 200212323.

Tax Parcel: 25-06-032-00,000

Premises Being: 887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2013-CV-136** 2013-ED-74

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

v.

**DIANA S. WAGNER**

**BARRY C. WAGNER**

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

**887 RUPERT DRIVE, BLOOMSBURG, PA 17815-9637**

**Parcel No. 25-06-032-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$109,102.07**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

# SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

Plaintiff

vs.

DIANA S. WAGNER  
BARRY C. WAGNER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2013-CV-136

2013-ED-74

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.: 2013-CV-136

**2013-ED-74**

Defendant  
DIANA S. WAGNER  
BARRY C. WAGNER

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)  
**887 RUPERT DRIVE**

**BLOOMSBURG, PA 17815-9637**

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
— 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  
**5/2/15**

**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

No.: 2013-CV-136

**2013-ED-74**

Type or Writ of Complaint  
**EXECUTION/NOTICE OF SALE**

Plaintiff  
WELLS FARGO BANK, N.A.

Defendant  
DIANA S. WAGNER  
BARRY C. WAGNER

**SERVE**



**AT**

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

**DIANA S. WAGNER**

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

**887 RUPERT DRIVE**

**BLOOMSBURG, PA 17815-9637**

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

**5/2/13**

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
WELLS FARGO BANK, N.A.

No.: 2013-CV-136

**2013-ED-74**

Defendant  
DIANA S. WAGNER  
BARRY C. WAGNER

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.

**BARRY C. WAGNER**

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

**887 RUPERT DRIVE**

**BLOOMSBURG, PA 17815-9637**

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

**5/2/13**

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD Bank, NA  
3-180/360

001301845

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
4/24/2013

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

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

M1C (315842) 887 RUPERT DRIVE (2013-CV-136)

AUTHORIZED SIGNATURE



⑈001301845⑈ ⑆036001808⑆ 361508888⑈