

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Kibbie + Nicholas Thorpe

NO. 77-13 ED NO. 244-13 JD

DATE/TIME OF SALE: July 10 2000

BID PRICE (INCLUDES COST) \$ 2115,48

POUNDAGE - 2% OF BID \$ 42,31

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2157,79

PURCHASER(S): [Signature] E. Joseph A Rossy

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2157,79

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 807,79

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
KRISTIE THORPE
NICHOLAS THORPE

Attorney for the Plaintiff:

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

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

Writ of Execution No. : 2013CV244

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 89 DRINKER STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$54.00
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	\$240.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,060.48

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,115.48**

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, Bloomsburg, Pa.

001337443

TD Bank, NA
3-180/360

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

AMOUNT
****\$807.79

DATE
8/15/2013

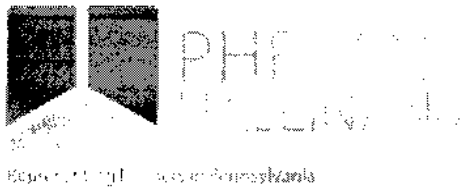
PAY EIGHT HUNDRED SEVEN AND 79 / 100 Dollars

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

KKL [809533] 89 DRINKER STREET (2013-CV-244)

Travis S. Hallinan
AUTHORIZED SIGNATURE

Thope
⑈001337443⑈ ⑆036001808⑆ 361508666⑈



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

KINYON LANIER
Legal Assistant,

August 16, 2013

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

Re: KRISTIE D. THORPE
NICHOLAS J. THORPE
89 DRINKER STREET, BLOOMSBURG, PA 17815-8356
2013-CV-244

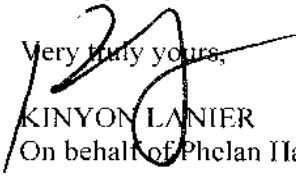
Dear Sir or Madam:

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.

P11 # 809533

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State Tax

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantee(s)/Lessee(s) SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America
Street Address PO Box 380, W. Main Street	Street Address 1000 Liberty Avenue
City State Zip Code Bloomsburg PA 17815	City State Zip Code Pittsburgh PA 15222

D. REAL ESTATE LOCATION

Street Address 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356	City, Township, Borough HEMLOCK TOWNSHIP
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County COLUMBIA	School District BLOOMSBURG	Tax Parcel Number 18-01A-064-00.000
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E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,157.79 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,157.79
4. County Assessed Value \$18,202.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$64,617.10

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
--	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
- If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☒ *Other (Please explain exemption claimed, if other than listed above.)
- Transfer to SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America is Exempt Pursuant to Sec. #91 (b)(1)(v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.

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

Signature of Correspondent or Responsible Party KINYON LANIER	Date 8/22/13
---	------------------------

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

SHERIFF'S SALE COST SHEET

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

✓ DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>20.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>24.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>8.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>499.50</u>	

✓ WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1150.98</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1375.98</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ _____	

TOTAL COSTS (OPENING BID) \$ 2115.48

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV244

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 lot or parcel of ground lying or being in the City of Fernville, Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street in said Fernville, say 20 feet Northwest of the center of Lot No. 17, now or late of Peter Werkheiser; THENCE northwesterly, on a line at right angles to said Drinker Street, 150 feet to the public road that runs through the farm formerly of Daniel Yocum and along the farm late of Francis P. Drinker known as "Fern Cliff, of which Fernville is a part; THENCE southwesterly, along said public road and on a line parallel to Drinker Street, 50 feet to a point on said public road, say the northerly corner of Lot No. 19; THENCE northwesterly along Drinker Street, 50 feet to the place of BEGINNING, BEING Lot No. 18 in the plan or plot of said Fernville.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Thorpe and Kristie D. Thorpe, h/w, by Deed from Jeffrey O. Skjoldal and Cathy L. Skjoldal, h/w, dated 08/26/2009, recorded 09/08/2009 in Instrument Number 200908438.

Tax Parcel: 18-01A-064-00-000

Premises Being: 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356
PROPERTY ADDRESS: 89 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-064

Seized and taken into execution to be sold as the property of KRISTIE THORPE, NICHOLAS THORPE 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
www.sheriffcolumbiacounty.com

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

3rd day of July 2013

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

WELLS FARGO BANK, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO.: 2013-CV-244
:
: 2013-ED-77
: COLUMBIA COUNTY
Defendant(s) :

vs.

KRISTIE D. THORPE
NICHOLAS J. THORPE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KRISTIE D. THORPE
NICHOLAS J. THORPE
6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

18-1A-64

****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 **89 DRINKER STREET, BLOOMSBURG, PA 17815-8356** is scheduled to be sold at the Sheriff's Sale on July 10, 2013 at 7 Am in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of **\$87,272.54** 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.)

Tax Notice 2013 County & Municipality

HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM
JUNE 20, 25, 27: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

THORPE NICHOLAS J & KRISTIE D
6 Airport Rd
Catawissa, PA 17820

If you desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

WF

DATE
03/01/2013

BILL NO.
20295

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,202	9.146	163.15	166.48	183.13
SINKING		1.345	23.99	24.48	26.93
FIRE		1.65	29.43	30.03	33.03
TWP RE		7.5	133.79	136.52	150.17
WATER		.00025	4.46	4.55	5.01
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT		CITY TWP		This tax returned to courthouse on: January 1, 2014	
		Discount 2% 2%		June 30 If paid on or before	
		Penalty 10% 10%		June 30 If paid after	
PARCEL: 18-01A-064-00,000		Land 2,513		354.82	
89 DRINKER ST		Buildings 15,689		362.06	
1722 Acres		Total Assessment 18,202		June 30 If paid on or before	

FILE COPY

105

BLOOMSBURG SCHOOL DISTRICT		2013 SCHOOL REAL ESTATE DATE 07/01/2013		BILL# 005254 TAXCOLLECTOR COPY	
HEMLOCK TWP		MAKE CHECKS PAYABLE TO:		DENISE D OTTAVIANI	
116 FROSTY VALLEY RD		BLOOMSBURG, PA 17815			
INSTALMENT PLAN		Face	Penalty		
FIRST INSTALMENT	240.87	240.87	240.87		
SECOND	240.87	240.87	264.96		
THIRD INSTALMENT	240.88	240.88	264.97		
DESCRIPTION		ASSESSMENT	RATE	2% DISC	FACE AMOUNT
Real Estate		18202	39.700	708.17	722.62
INSTALMENT PLAN		ASSESSMENT	RATE	2% DISC	FACE AMOUNT
FIRST INSTALMENT		240.87	240.87	240.87	240.87
SECOND		240.87	240.87	264.96	264.96
THIRD INSTALMENT		240.88	240.88	264.97	264.97
TAXABLE ASSESSMENT		18202			
PROPERTY DESCRIPTION		PARCEL 18 01A06400000			
89 DRINKER ST		2513.00			
20090-8436		15689.00			
0.17 ACRES					
SCHOOL PENALTY @ 10%		ACCT. 10955			
TAXES BECOME		DELINQUENT 120			
DAYS AFTER BILLING					
NAME & ADDRESS CORRECTIONS REQUESTED.					

2013
School
Due

2013
County / Township
Paid

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-244
No.:

Re: **WELLS FARGO BANK, N.A. VS. KRISTIE D. THORPE, and NICHOLAS J. THORPE**
No.: 2013-CV-244, No.:

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

PHILAN 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.

KRISTIE D. THORPE
NICHOLAS J. THORPE
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-244
No.:

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: 6/13/13

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.

PAS/HLW - 7/10/2013 SALE

U.S. POSTAGE & METS. DIV.

WILLIAMS

ZIP 18103 \$ 004.220

02 IN

EXPIRATION DATE 03 2013

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SHERIFF'S RETURN OF SERVICE

06/05/2013 10:44 AM - 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 89 DRINKER STREET, BLOOMSBURG, PA 17815.


RAYMOND TONKINSON, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

June 05, 2013

NOTARY

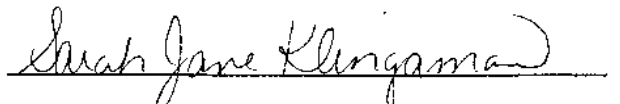
Affirmed and subscribed to before me this

5TH 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.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 89 DRINKER STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: *Posted*

Relation:

Date: 06-05-13

Time: 1044

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)

2013CV244

89 DRINKER STREET, BLOOMSBURG, PA 17815

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SHERIFF'S RETURN OF SERVICE

05/10/2013 11:30 AM - DEPUTY MARTIN BOUDMAN, 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: KRISTIE THORPE AT 6 AIRPORT ROAD, CATAWISSA, PA 17820.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 10, 2013

COMMONWEALTH OF PENNSYLVANIA

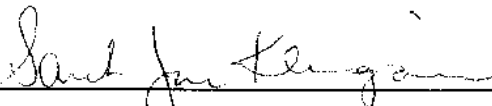
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

10TH day of MAY, 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.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SHERIFF'S RETURN OF SERVICE

05/10/2013 11:30 AM - DEPUTY MARTIN BOUDMAN, 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 KRISTIE THORPE, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR NICHOLAS THORPE AT 6 AIRPORT ROAD, CATAWISSA, PA 17820.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

May 10, 2013

NOTARY

Affirmed and subscribed to before me this

10TH day of MAY, 2013

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

LAN HALLINAN & SCHIMMIG LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA, PA 19102

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: 14551

THORPE NICHOLAS J & KRISTIE D
89 DRINKER STREET
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20090 -8436
Location: 89 DRINKER ST
Parcel Id: 18 -CIA-064-00,000

Assessment: 18,202

Balances as of 05/20/2013

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

By:

Columbian Co. Sheriff

Per:

Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

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: 05-06-13

Time: 1551

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

2013CV244

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 06/06/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Cot
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: Dorothy Frank
Relation:
Date: 5-6-13 **Time:** 15:51
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 2013CV244 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

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

Serve To:

Name: KRISTIE THORPE

Primary Address: 6 AIRPORT ROAD
CATAWISSA, PA 17820

Phone: DOB:

Alternate Address: 89 DRINKER STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: KRISTIE THORPE

Relation: WIFE SELF

Date: 05-10-13 Time: 1130

Deputy: 16 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.

THORPE, KRISTIE

2013CV244

6 AIRPORT ROAD, CATAWISSA, PA 17820

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 06/06/2013

Warrant:

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

Serve To:

Name: Denise D. Ottaviani

Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DENISE Ottaviani

Relation: SELF

Date: 05-10-13 Time: 0930

Deputy: 16 Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	5/8/13					
Time:	1120					
Mileage:						
Deputy:	516 & 517					

Service Attempt Notes:

1. No Answer - Hours Thursday 1-6

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

OTTAVIANI, DENISE D.

2013CV244

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**

Manner: < Not Specified > **Expires:** 06/06/2013 **Warrant:**

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

Serve To:

Name: NICHOLAS THORPE

Primary Address: 6 AIRPORT ROAD
CATAWISSA, PA 17820

Phone: **DOB:**

Alternate Address: 89 DRINKER STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: KRISTIE THORPE

Relation: WIFE

Date: 05-10-13 **Time:** 1130

Deputy: 16 **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. _____

THORPE, NICHOLAS

2013CV244

6 AIRPORT ROAD, CATAWISSA, PA 17820

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	06/06/2013
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:	Lisa D. Hopwood		
Relation:	ADMIN. ASST.		
Date:	5/8/13	Time:	1110
Deputy:	SIG 1517	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

2013CV244

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 06/06/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
KRISTIE THORPE (et al.)

Case Number
2013CV244

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 06/06/2013 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT
Primary Address: 89 DRINKER STREET
 BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other
Adult In Charge:
Relation:
Date: 5/8/13 **Time:** 1130
Deputy: S16 & S17 **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. _____

OCCUPANT

2013CV244

89 DRINKER STREET, BLOOMSBURG, PA 17815

EXP: 06/06/2013

Document Receipt

Trans # 22824 Carrier / service: POST 2PM 5/6/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000022503

Doc Ref #: 77ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 22823 Carrier / service: POST 2PM 5/6/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000022497

DEPARTMENT 281230

Doc Ref #: 77ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 22822 Carrier / service: POST 2PM 5/6/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000022480

Doc Ref #: 77ED2013

Document Receipt

Trans # 22821 Carrier / service: POST 2PM 5/6/2013

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000022473

Doc Ref #: 77ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 22820 Carrier / service: POST 2PM 5/6/2013

Ship to: 22820

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTICT

PO BOX 11754

Tracking #: 9171924291001000022466

Doc Ref #: 77ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 22819 Carrier / service: POST 2PM 5/6/2013

Ship to: 22819

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000022459

Doc Ref #: 77ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 22818 Carrier / service: POST 2PM 5/6/2013

Ship to: 22818

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000022442

Doc Ref #: 77ED2013

HARRIBURG PA 17105

Document Receipt

Trans # 22817 Carrier / service: POST 2PM 5/6/2013

Ship to: 22817

US SMALL BUSINESS ADMIN.

C/O CHRISTOPHER MARTIN, ESQ.
14925 KINGPORT ROAD

Tracking #: 9171924291001000022435

Doc Ref #: 77ED2013

FORT WORTH TX 76155

Document Receipt

Trans # 22816 Carrier / service: POST 2PM 5/6/2013

Ship to: 22816

US SMALL BUSINESS ADMIN.

801 TOM MARTIN DRIVE

Tracking #: 9171924291001000022428

Doc Ref #: 77ED2013

BIRMINGHAM AL 35211

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV244

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 lot or parcel of ground lying or being in the City of Fernville, Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street in said Fernville, say 20 feet Northwest of the center of Lot No. 17, now or late of Peter Werkheiser;

THENCE northwesterly, on a line at right angles to said Drinker Street, 150 feet to the public road that runs through the farm formerly of Daniel Yocum and along the farm late of Francis P. Drinker known as 'Fern Cliff, of which Fernville is a part;

THENCE southwesterly, along said public road and on a line parallel to Drinker Street, 50 feet to a point on said public road, say the northerly corner of Lot No. 19;

THENCE northwesterly along Drinker Street, 50 feet to the place of BEGINNING.

BEING Lot No. 18 in the plan or plot of said Fernville.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Thorpe and Kristie D. Thorpe, h/w, by Deed from Jeffrey O. Skjoldal and Cathy L. Skjoldal, h/w, dated 08/26/2009, recorded 09/08/2009 in Instrument Number 200908436.

Tax Parcel: 18-01A-064-00.000

Premises Being: 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

PROPERTY ADDRESS: 89 DRINKER STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-01A-064

Seized and taken into execution to be sold as the property of KRISTIE THORPE, NICHOLAS THORPE 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 # 77-13

DATE RECEIVED 5-6-13
DOCKET AND INDEX 5-6-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WAIVER OF WATCHMAN ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1300771

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

SALE DATE July 6, 13 TIME 0900
POSTING DATE June 6, 13
ADV. DATES FOR NEWSPAPER
1ST WEEK June 19
2ND WEEK 26
3RD WEEK July 3, 13

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

WELLS FARGO BANK, N.A.

vs.

KRISTIE D. THORPE
NICHOLAS J. THORPE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-244

2013-ED-77

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: 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356
(See Legal Description attached)

Amount Due

\$87,272.54

Interest from 04/18/2013 to Date of Sale

\$_____ and costs.

@ \$14.35 per diem

Barbara N. Silvestri (KPB)

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

Dated 5-6-13
(SEAL)

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

PIIS # 315774

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.

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

Defendant(s)

: **COURT OF COMMON PLEAS**
:
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-244**
:
: **2013-ED-77**
: **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: Adam H. Davis
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.

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

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-244**
:
: **2013-ED-77**
: **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: Adam H. Davis
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.

KRISTIE D. THORPE
NICHOLAS J. THORPE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-244
: 2013-ED-77

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 KRISTIE D. THORPE is over 18 years of age and resides at 6 AIRPORT ROAD, CATAWISSA, PA 17820-8729.

(c) that defendant NICHOLAS J. THORPE is over 18 years of age and resides at 6 AIRPORT ROAD, CATAWISSA, PA 17820-8729.

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

Attorney for Plaintiff

WELLS FARGO BANK, N.A.

vs.

KRISTIE D. THORPE
NICHOLAS J. THORPE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-244
: 2013-ED-77

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 KRISTIE D. THORPE is over 18 years of age and resides at 6 AIRPORT ROAD, CATAWISSA, PA 17820-8729.

(c) that defendant NICHOLAS J. THORPE is over 18 years of age and resides at 6 AIRPORT ROAD, CATAWISSA, PA 17820-8729.

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.

KRISTIE D. THORPE
NICHOLAS J. THORPE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-244**
:
: **2013-ED-77**
: **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 **89 DRINKER STREET, BLOOMSBURG, PA 17815-8356**.

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

KRISTIE D. THORPE 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

NICHOLAS J. THORPE 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

KRISTIE D. THORPE 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

NICHOLAS J. THORPE 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729
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)

U.S. SMALL BUSINESS ADMINISTRATION 801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211

U.S. SMALL BUSINESS ADMINISTRATION 14925 KINGPORT ROAD
C/O CHRISTOPHER J. MARTIN, ESQUIRE FORT WORTH, TX 76155-2243
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

**89 DRINKER STREET
BLOOMSBURG, PA 17815-8356**

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

WELLS FARGO BANK, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

v.

NO.: 2013-CV-244

KRISTIE D. THORPE

NICHOLAS J. THORPE

Defendant(s)

2013-ED-77

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 **89 DRINKER STREET, BLOOMSBURG, PA 17815-8356**.

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

Name

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

KRISTIE D. THORPE

**6 AIRPORT ROAD
CATAWISSA, PA 17820-8729**

NICHOLAS J. THORPE

**6 AIRPORT ROAD
CATAWISSA, PA 17820-8729**

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

Name

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

KRISTIE D. THORPE

**6 AIRPORT ROAD
CATAWISSA, PA 17820-8729**

NICHOLAS J. THORPE

**6 AIRPORT ROAD
CATAWISSA, PA 17820-8729**

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)

U.S. SMALL BUSINESS ADMINISTRATION

**801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211**

U.S. SMALL BUSINESS ADMINISTRATION

C/O CHRISTOPHER J. MARTIN, ESQUIRE

**14925 KINGPORT ROAD
FORT WORTH, TX 76155-2243**

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

**89 DRINKER STREET
BLOOMSBURG, PA 17815-8356**

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

WELLS FARGO BANK, N.A.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-244

2013-EP-77

COLUMBIA COUNTY

KRISTIE D. THORPE
NICHOLAS J. THORPE
Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

WELLS FARGO BANK, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **89 DRINKER STREET, BLOOMSBURG, PA 17815-8356**.

1. Name and address of Owner(s) or reputed Owner(s):
Name: KRISTIE D. THORPE
Address (if address cannot be reasonably ascertained, please so indicate): 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

Name: NICHOLAS J. THORPE
Address (if address cannot be reasonably ascertained, please so indicate): 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729
2. Name and address of Defendant(s) in the judgment:
Name: KRISTIE D. THORPE
Address (if address cannot be reasonably ascertained, please so indicate): 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

Name: NICHOLAS J. THORPE
Address (if address cannot be reasonably ascertained, please so indicate): 6 AIRPORT ROAD
CATAWISSA, PA 17820-8729
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: None.
Address (if address cannot be reasonably ascertained, please indicate):
4. Name and address of last recorded holder of every mortgage of record:
Name: U.S. SMALL BUSINESS ADMINISTRATION
Address (if address cannot be reasonably ascertained, please indicate): 801 TOM MARTIN DRIVE, SUITE 120
BIRMINGHAM, AL 35211

Name: U.S. SMALL BUSINESS ADMINISTRATION
C/O CHRISTOPHER J. MARTIN, ESQUIRE
Address (if address cannot be reasonably ascertained, please indicate): 14925 KINGPORT ROAD
FORT WORTH, TX 76155-2243
5. Name and address of every other person who has any record lien on the property:
Name: None.
Address (if address cannot be reasonably ascertained, please indicate):

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

89 DRINKER STREET
BLOOMSBURG, PA 17815-8356

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: 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-244

KRISTIE D. THORPE
NICHOLAS J. THORPE

: 2013-ED-77
: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KRISTIE D. THORPE
NICHOLAS J. THORPE
6 AIRPORT ROAD
CATAWISSA, PA 17820-8729

****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 **89 DRINKER STREET, BLOOMSBURG, PA 17815-8356** 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 **\$87,272.54** 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-244**

WELLS FARGO BANK, N.A.

v.

KRISTIE D. THORPE

NICHOLAS J. THORPE

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

89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

Parcel No. 18-01A-064-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,272.54**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground lying or being in the City of Fernville, Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street in said Fernville, say 20 feet Northwest of the center of Lot No. 17, now or late of Peter Werkheiser;

THENCE northwesterly, on a line at right angles to said Drinker Street, 150 feet to the public road that runs through the farm formerly of Daniel Yocum and along the farm late of Francis P. Drinker known as 'Fern Cliff', of which Fernville is a part;

THENCE southwesterly, along said public road and on a line parallel to Drinker Street, 50 feet to a point on said public road, say the northerly corner of Lot No. 19;

THENCE northwesterly along Drinker Street, 50 feet to the place of BEGINNING.

BEING Lot No. 18 in the plan or plot of said Fernville.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Thorpe and Kristie D. Thorpe, h/w, by Deed from Jeffrey O. Skjoldal and Cathy L. Skjoldal, h/w, dated 08/26/2009, recorded 09/08/2009 in Instrument Number 200908436.

Tax Parcel: 18-01A-064-00.000

Premises Being: 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground lying or being in the City of Fernville, Township of Hemlock, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Drinker Street in said Fernville, say 20 feet Northwest of the center of Lot No. 17, now or late of Peter Werkheiser;

THENCE northwesterly, on a line at right angles to said Drinker Street, 150 feet to the public road that runs through the farm formerly of Daniel Yocum and along the farm late of Francis P. Drinker known as 'Fern Cliff', of which Fernville is a part;

THENCE southwesterly, along said public road and on a line parallel to Drinker Street, 50 feet to a point on said public road, say the northerly corner of Lot No. 19;

THENCE northwesterly along Drinker Street, 50 feet to the place of BEGINNING.

BEING Lot No. 18 in the plan or plot of said Fernville.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Thorpe and Kristie D. Thorpe, h/w, by Deed from Jeffrey O. Skjoldal and Cathy L. Skjoldal, h/w, dated 08/26/2009, recorded 09/08/2009 in Instrument Number 200908436.

Tax Parcel: 18-01A-064-00.000

Premises Being: 89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-244 2013-ED-77

WELLS FARGO BANK, N.A.

v.

KRISTIE D. THORPE

NICHOLAS J. THORPE

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

89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

Parcel No. 18-01A-064-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,272.54**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-244 2013-ED-77

WELLS FARGO BANK, N.A.

v.

KRISTIE D. THORPE

NICHOLAS J. THORPE

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

89 DRINKER STREET, BLOOMSBURG, PA 17815-8356

Parcel No. 18-01A-064-00.000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$87,272.54**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

WELLS FARGO BANK, N.A.

vs.

KRISTIE D. THORPE
NICHOLAS J. THORPE

Plaintiff

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-244 2013-ED-77

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
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Plaintiff WELLS FARGO BANK, N.A.	No.: 2013-CV-244 <div style="text-align: center; font-size: 1.2em; font-weight: bold;">2013-ED-17</div>
Defendant KRISTIE D. THORPE NICHOLAS J. THORPE	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 SAID:
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
	89 DRINKER STREET
	BLOOMSBURG, PA 17815-8356

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 <u>XX</u> Plaintiff <u> </u> Defendant <i>Nicholas J. Thorpe</i> ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="font-size: 1.2em; font-weight: bold;">5/2/13</div>
---	-----------------------------------	--

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____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">SO ANSWERS Signature of Dep. Sheriff</td> <td style="width: 20%;">Date</td> </tr> <tr> <td>Signature of Sheriff</td> <td>Date</td> </tr> <tr> <td colspan="2">Sheriff of _____</td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
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-244

2013-ED-77

Defendant

KRISTIE D. THORPE
NICHOLAS J. THORPE

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.

KRISTIE D. THORPE

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

89 DRINKER STREET

BLOOMSBURG, PA 17815-8356

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

Adam N. 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

9/2/13

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-244

2013-ED-77

Defendant

KRISTIE D. THORPE
NICHOLAS J. THORPE

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.

KRISTIE D. THORPE

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

6 AIRPORT ROAD

CATAWISSA, PA 17820-8729

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

Adam 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

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

No.: 2013-CV-244

2013-ED-77

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Plaintiff

WELLS FARGO BANK, N.A.

Defendant

KRISTIE D. THORPE
NICHOLAS J. THORPE

SERVE



AT

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

NICHOLAS J. THORPE

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

89 DRINKER STREET

BLOOMSBURG, PA 17815-8356

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

Nicholas J. Thorpe

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-244

2013-EO-77

Defendant

KRISTIE D. THORPE
NICHOLAS J. THORPE

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.

NICHOLAS J. THORPE

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

6 AIRPORT ROAD

CATAWISSA, PA 17820-8729

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
Adrian R. 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

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

001300771

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
4/22/2013

AMOUNT
****\$1,350.00

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

HLW [315774] 89, DRINKER STREET (2013-CV-244)

AUTHORIZED SIGNATURE



⑈00130077⑈ ⑆036001808⑆ 361508666⑈