

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



<u>Plaintiff</u>		<u>Defendant</u>
PHH MORTGAGE CORPORATION	vs.	JOEY B WISE JOEY B WISE JOEY B WISE JOEY WISE JAY WISE

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, November 13, 2014
Writ of Execution No. : 2010CV1895
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3 SANDY RUN ROAD, BENTON, PA 17814

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$84.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$2,220.18
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	\$285.00
Service Mileage	\$40.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Other	\$36.40
Surcharge	\$200.00
Total Sheriff Costs	\$3,302.58

Distribution Costs

Recording Fees	\$57.00
Total Distribution Costs	\$57.00

Grand Total: **\$3,359.58**

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, Bloomsburg, PA

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

PHA Mortgage Corp vs Tax + Roy Lease

NO. 96-13 ED NO. 1815-10 JD

DATE/TIME OF SALE: Nov. 15, 0900

BID PRICE (INCLUDES COST) \$ 3359.58

POUNDAGE - 2% OF BID \$ 67.19

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3426.77

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

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

TOTAL DUE: \$ 3426.77

LESS DEPOSIT: \$ 1380.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 2046.77



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

Rachel Fromm
Legal Assistant, Ext. 1477

January 13, 2014

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


Re: JAY E. WISE, JR
JOEY B. WISE
3 SANDY RUN ROAD
BENTON, PA 17814-7415
2010-CV-1895

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," please prepare the Sheriff's Deed to **PHH MORTGAGE CORPORATION**, 2001 BISHOPS GATE BLVD, MOUNT LAUREL, NJ 08054.

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,

Rachel Fromm
For Phelan Hallinan, LLP

cc: PHH MORTGAGE CORPORATION

PH # 746945

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
06/10/2013	Advance Fee	Advance Fee	1308611	\$0.00	\$1,350.00
06/10/2013	Advertising Sale (Newspaper)			\$15.00	\$0.00
06/10/2013	Advertising Sale Bills & Copies			\$17.50	\$0.00
06/10/2013	Crying Sale			\$10.00	\$0.00
06/10/2013	Docketing			\$15.00	\$0.00
06/10/2013	Levy			\$15.00	\$0.00
06/10/2013	Mailing Costs			\$84.00	\$0.00
06/10/2013	Posting Handbill			\$15.00	\$0.00
06/10/2013	Poundage			\$67.19	\$0.00
06/10/2013	Press Enterprise Inc.			\$2,220.18	\$0.00
06/10/2013	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
06/10/2013	Sheriff Automation Fund			\$50.00	\$0.00
06/10/2013	Sheriff's Deed			\$35.00	\$0.00
06/10/2013	Solicitor Services			\$75.00	\$0.00
06/10/2013	Transfer Tax Form			\$25.00	\$0.00
06/10/2013	Web Posting			\$100.00	\$0.00
06/24/2013	Deputize Advance Fee		6153	\$48.30	\$0.00
07/09/2013	Advance Fee		12564	\$0.00	\$11.90
11/08/2013	Advance Fee		18390	\$0.00	\$41.55
11/08/2013	Service			\$285.00	\$0.00
11/08/2013	Service Mileage			\$81.55	\$0.00
11/08/2013	Distribution Form			\$25.00	\$0.00
11/08/2013	Copies			\$9.50	\$0.00
11/08/2013	Notary Fee			\$15.00	\$0.00
11/08/2013	Tax Claim Search			\$5.00	\$0.00
11/08/2013	Recording Fees			\$57.00	\$0.00
11/08/2013	Surcharge			\$200.00	\$0.00

\$3,480.22 \$1,403.45

TOTAL BALANCE:	\$(2,076.77)
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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 T: id

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 inquires 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: 1/13/14 Grantee(s)/Lessee(s) PHH MORTGAGE CORPORATION
Street Address PO Box 380, W. Main Street	Street Address 2001 BISHOPS GATE BLVD
City State Zip Code Bloomsburg PA 17815	City State Zip Code MOUNT LAUREL NJ 08054

D. REAL ESTATE LOCATION

Street Address 3 SANDY RUN ROAD, BENTON, PA 17814-7415	City, Township, Borough SUGARLOAF TOWNSHIP
County COLUMBIA	School District BENTON
	Tax Parcel Number 32-06A-011-07,000, 32-06A-011-27&32-064A-011-13

E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$3,359.58 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$3,359.58
4. County Assessed Value \$19,026.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$67,542.30

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.)

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 Rachel Fromm 	Date 1/13/14
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
746945	1/15/2014	2,076.77	0.00	001318086	2,076.77
EJJ [746945] 3 SANDY RUN ROAD (2010-CV-1895)					
TOTAL		2,076.77	0.00		2,076.77

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
746945	1/15/2014	2,076.77	0.00	001318086	2,076.77
EJJ [746945] 3 SANDY RUN ROAD (2010-CV-1895)					
TOTAL		2,076.77	0.00		2,076.77

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

TD Bank, NA
3-180/360

001385713

DATE
1/15/2014

AMOUNT
****\$2,076.77

PAY TWO THOUSAND SEVENTY-SIX AND 77 / 100 Dollars

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


AUTHORIZED SIGNATURE

EJJ [746945] 3 SANDY RUN ROAD (2010-CV-1895)

⑈001385713⑈ ⑆036001808⑆ 361508666⑈

Timothy Chamberlain

From: Rachel Fromm [Rachel.Fromm@phelanhallinan.com]
Sent: Monday, January 13, 2014 2:10 PM
To: Timothy Chamberlain
Subject: Loan #0018803767 (Property - 3 SANDY RUN ROAD)

Importance: High


Hello Timothy,

I am sending instructions for loan #0018803767 (Property - 3 SANDY RUN ROAD) in Columbia county. Before sending, I first wanted to confirm the amount due for this property.

On the cost sheet I'm looking at on my end, it says we owe **\$2,009.58**. Can you please confirm this amount is correct and then I will send this amount with the instructions today?

Many thanks in advance,
Rachel

Rachel Fromm

Legal Assistant | After Sale Team | Phelan Hallinan, LLP 
One Penn Center, 1617 JFK Boulevard, Suite 1400 | Philadelphia, PA 19103
Office: 215.563.7000 ext. 1477 | Fax: 215.563.5534
Email: Rachel.Fromm@phelanhallinan.com

Dignity and Respect. This is the foundation of our practice.
It is how we treat everyone: our co-workers, courts, colleagues,
adversaries, clients and, most importantly, our clients' customers.
Every contact and part of our firm's process is based upon this
fundamental understanding.

** This firm is a debt collector attempting to collect a debt. Any information we obtain will be used for that purpose. If you have previously received a discharge in bankruptcy, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

Confidentiality Notice: This message, together with any attachments, is being sent by or on behalf of a lawyer. This communication may contain information that is proprietary, privileged and confidential or otherwise legally exempt from disclosure. It is intended exclusively for the individual or entity to which it is addressed. If you are not the intended recipient, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail, and delete the message and any attachments.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>735.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>54.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</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>9.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>606.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>2220.18</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>2445.18</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>57.00</u>	
TOTAL *****		\$ <u>67.00</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>200.00</u>	
MISC. <u>0.00</u>	\$ <u>36.40</u>	
TOTAL *****		\$ <u>36.40</u>

TOTAL COSTS (OPENING BID) \$ 3387.58

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

LAUREN MATTER
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: PHH MORTGAGE CORPORATION
vs. JAY E. WISE, JR and JOEY B. WISE
No.: 2010-CV-1895

Dear Sir/Madame:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office. We have forwarded copies of same to the sheriff.

Thank you for your cooperation.

Sincerely,

LAUREN MATTER
cc: Prothonotary of COLUMBIA County

PHELAN HALLINAN, LLP
Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

PHH MORTGAGE CORPORATION

Plaintiff

vs.

JAY E. WISE, JR
JOEY B. WISE

Defendants

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2010-CV-1895
:

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

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to JAY E. WISE, JR and JOEY B. WISE on SEPTEMBER 10, 2013 at 3 SANDY RUN ROAD, BENTON, PA 17814-7415 in accordance with the Order of Court dated AUGUST 29, 2013. The property was posted on SEPTEMBER 17, 2013.

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

DATE: 11/6/13

Phelan Hallinan, LLP
By: Mercedith Wooters
Mercedith Wooters, Esq., Id. No.307207
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
PHH MORTGAGE CORPORATION

Plaintiff

CIVIL DIVISION

v.

NO. 2010-CV-188

JAY E. WISE, JR
JOEY B. WISE

Defendants

ORDER

FILED
PROthonotary
CLERK OF COURTS OFFICE
COLUMBIA COUNTY OF COLUMBIA, PA

2013 AUG 30 A 9 20

AND NOW, this 29th day of August, 2013, after
consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of
Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is
permitted on Defendants JAY E. WISE, JR and JOEY B. WISE by:

- ✓
REGULAR MAIL TO 3 SANDY RUN ROAD, BENTON, PA
17814-7415 Service by mail is complete upon the date of mailing
- ✓
CERTIFIED MAIL TO 3 SANDY RUN ROAD, BENTON, PA
17814-7415
Service by mail is complete upon the date of mailing
- ✓
POSTING 3 SANDY RUN ROAD, BENTON, PA 17814-7415

BY THE COURT:

15/ Mary E. Watson

J.

PH # 746945

CC PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103

AFFIDAVIT OF SERVICE

PLAINTIFF
PHH MORTGAGE CORPORATION

COLUMBIA COUNTY

PH # 746945

DEFENDANT
JAY E. WISE, JR
JOEY B. WISE

SERVICE TEAM/ spl
COURT NO.: 2010-CV-1895

SERVE JOEY B. WISE AT:
3 SANDY RUN ROAD
BENTON, PA 17814-7415

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 11/13/2013

******PLEASE POST THE PROPERTY******
******PLEASE POST THE PROPERTY PER THE COURT**
ORDER****

SERVED

Served and made known to JOEY B. WISE, Defendant on the 17TH day of SEPT, 20 13, at 12:20 o'clock P. M., at 3 SANDY RUN ROAD, BENTON, PA 17814-7415, in the manner described below:

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

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

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

DATE: 09-17-2013

NAME: John Neubaum
PRINTED NAME: JOHN NEUBAUER
TITLE: PROCESS SERVER

NOT SERVED

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

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

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Jay B. Jones, Esq., Id. No. 86657
Andrew L. Spivack, Esq., Id. No. 84439
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Courtenay R. Dunn, Esq., Id. No. 206779
Allison F. Zuckerman, Esq., Id. No. 309519
Melissa J. Cantwell, Esq., Id. No. 308912
Mario J. Hanyon, Esq., Id. No. 203993

AFFIDAVIT OF SERVICE

PLAINTIFF
PHH MORTGAGE CORPORATION

COLUMBIA COUNTY

PH # 746945

DEFENDANT
JAY E. WISE, JR
JOEY B. WISE

SERVICE TEAM/ spl
COURT NO.: 2010-CV-1895

SERVE JAY E. WISE, JR AT:
3 SANDY RUN ROAD
BENTON, PA 17814-7415

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 11/13/2013

****PLEASE POST THE PROPERTY****

PLEASE POST THE PROPERTY PER THE COURT ORDER

SERVED

Served and made known to JAY E. WISE, JR. Defendant on the 17TH day of SEPT, 20 13, at 12:20 o'clock
P. M., at 3 SANDY RUN ROAD, BENTON, PA 17814-7415, 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.

XX Other: POSTED THE PROPERTY

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

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

DATE: 09-17-2013

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

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

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

Other: _____

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

BY: _____

PRINTED NAME: _____

ATTORNEY FOR PLAINTIFF

Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
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Andrew L. Spivack, Esq., Id. No. 84439
Chrisovalante P. Eliakos, Esq., Id. No. 94620
Courtenay R. Dunn, Esq., Id. No. 206779
Allison F. Zuckerman, Esq., Id. No. 309519
Melissa J. Cantwell, Esq., Id. No. 308912
Mario J. Hanyon, Esq., Id. No. 203993
John M. Kotesnik, Esq., Id. No. 308877

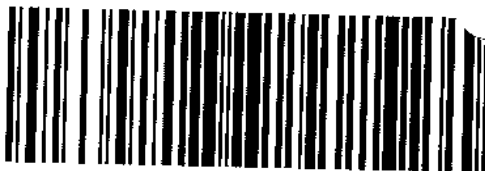
Name and Address of Sender
PHILAN HALLINAN & SCHMIEG
 One Penn Center at Suburban, Suite 1400
 Philadelphia, PA 19103

Line	Article Number		Postage
1	****	JAY E. WISE JR 3 SANDY RUN ROAD BENTON, PA 17814	
2	****	JOEY B. WISE 3 SANDY RUN ROAD BENTON, PA 17814	
3			
4	****		
5			
6	****		
7	****		
8	****		
9	****		
10	****		
11	****		
12	****		
13	****		
14			
15		RE: WISE PHS#746945	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

SEP 10 2013

U.S. POSTAGE
 \$ 002.40⁰
 ZIP 19103
 0001351191 SEP 10 2013

LNM-CERTIFICATE OF MAILING-NOS
 CODE-1020



7178 2417 6099 0145 0090

LNK / 746945
JAY E. WISE, JR
3 SANDY RUN ROAD
BENTON, PA 17814-7415

--fold here (regular)

-- fold here (6x9)

--fold here (regular)



7178 2417 6099 0145 0106

LNK / 746945
JOEY B. WISE
3 SANDY RUN ROAD
BENTON, PA 17814-7415

--fold here (regular)

-- fold here (6x9)

--fold here (regular)

[English](#)[Customer Service](#)[USPS Mobile](#)[Register / Sign In](#)[Search USPS.com or Track Packages](#)[Quick Tools](#)[Ship a Package](#)[Send Mail](#)[Manage Your Mail](#)[Shop](#)[Business Solutions](#)

USPS Tracking™

[Customer Service >](#)[Have questions? We're here to help.](#)**Tracking Number: 71782417609901450106****Scheduled Delivery Day: September 12, 2013****Requested label is archived.**[Restore Archived Details >](#)

Product & Tracking Information

Postal Product:

First-Class Mail®

Features:

Certified Mail™

Available Options

[Return Receipt Electronic](#)**October 21, 2013, 10:28
am****Delivered****PHILADELPHIA, PA 19103**

Track Another Package

What's your tracking (or receipt) number?[Track It](#)

LEGAL

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1895

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, AUGUST 07, 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.

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

Being Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern Side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. Being Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots as a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village to Central to Jamison City, thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut

sworn according to law deposes and says that circulation with its principal office and place of omsburg, County of Columbia and State of st day of March, 1902, and has been published daily, te since that day and on the attached notice July 17, the affiant is one of the officers or publisher or of said newspaper in which legal advertisement was Enterprise is interested in the subject matter of said allegations in the foregoing statement as to time,

James T. Muehl

31st 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

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

Representing Lenders in
Pennsylvania

Foreclosure Manager

August 1, 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: **PHH MORTGAGE CORPORATION v.**
JAY E. WISE, JR and JOEY B. WISE
3 SANDY RUN ROAD BENTON, PA 17814-7415
No.: 2010-CV-1895

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for August 7, 2013 due to the following: Service of NOS.

The Property is to be relisted for the November 13, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
David Tran for
Phelan Hallinan, LLP

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: Patrick Wirt
Fax: 570-389-5625	Date: July 31, 2013
Phone:	Pages: 1
Re: Postpone Sale Date	CC:

⚡ **Urgent** → **For Review** ⚡ **Please Comment** → **Please Reply** ⚡ **Please Recycle**

•Comments:

Hello,

We would like to postpone our scheduled sheriff sale for 90 days to a date in November 2013. Currently the sale is set for 08/07/2013 at 9:00 AM. Please provide a new sale date and time as soon as possible.

746945 – Wise, Jay E., Jr. – 3 Sandy Run Road – 2010-CV-1895

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,

PATRICK WIRT

Fax – 215-563-8656

Nov. 13 8900

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:	7/31/2013
Phone:		Pages:	1
Re:	Postpone Sale Date – PHS 746945	CC:	

→ **Urgent** → **For Review** ± **Please Comment** ± **Please Reply** ± **Please Recycle**

•Comments:

Good afternoon,

Currently the sale is set for 8/07/13. 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:	<u>WISE, JAY E., JR</u>
OPCO:	<u>WISE, JOEY B.</u>
Property:	<u>PRO SE (1)</u>
	<u>3 SANDY RUN ROAD</u>
	<u>BENTON, PA 17814-7415</u>
Complaint Docket #:	<u>2010-CV-1895</u>

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

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2010-CV-1895
No.:

Re: PHH MORTGAGE CORPORATION VS. JAY E. WISE, JR, and JOEY B. WISE
No.: 2010-CV-1895, 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 08/07/2013 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:

Jessica Gliwa, 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
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION
Plaintiff,

v.

JAY E. WISE, JR
JOEY B. WISE
Defendant(s)

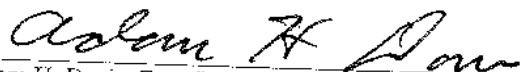
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2010-CV-1895
No.:

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: 7/25/13

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

AZK/JSG - 08/07/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	JOEY B WISE C/O LORI A. REXROTH ESQ CARPENTER, HARRIS & FLAYHART 128 SOUTH MAIN STREET P.O. BOX 505 JERSEY SHORE, PA 17748	\$0.45
2	****	LIRAH RESOURCES, LTD 701 E 2ND AVENUE NIXON, TX 78140-3837	\$0.45
3	****	UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE 702 SAWMILL ROAD STE 202 BLOOMSBURG, PA 17815-7737	\$0.45
RE: JAY E. WISE, JR (COLUMBIA) PH # 746945/1026 Page 1 of 1 45 Day			\$1.35

Total Number of
Pieces Listed by Sender

Total Number of Pieces
Received at Post Office

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Receiving Employee)

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ZIP 19103
0001381191 JUL 15 2013



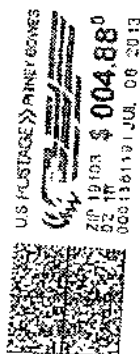
PH # 746945

name and
address
of Sender

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

AZK/GIL - 08/07/2013 SALE

Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	TENANT/OCCUPANT 3 SANDY RUN ROAD BENTON, PA 17814-7415	\$0.45
2	CITRUS ENERGY CORPORATION 399 PERRY STREET SUITE 203 CASTLE ROCK, CO 80104	\$0.45
3	CITRUS ENERGY CORPORATION ATTN: JANE KELLEY 5601 DEMOCRACY DRIVE PLANO, TX 75024	\$0.45
4	CLEARWATER ENTERPRISES, L.L.C. 301 NW 63RD STREET SUITE 620 OKLAHOMA CITY, OK 73116	\$0.45
5	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128	\$0.45
****	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105	\$0.45
****	HAT CREEK ENERGY, L.L.C. ATTN: MARY S. NEUMANN 3575 CHERRY CREEK NORTH DRIVE DENVER, CO 80209	\$0.45
****	JAY E. WISE PRO SE 3 SANDY RUN ROAD BENTON, PA 17814-7415	\$0.45
RE: JAY E. WISE, JR (COLUMBIA) PHS # 253111/1021 Page 1 of 2 Writ Team		



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--	--	---	---

3877 Facsimile

Name and
Address
Of Sender



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

AZK/GIL - 08/07/2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.45
2	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	\$0.45
3	****	INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.45
4	****	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
5	****	RAEGAYLE, LLC 61 MCMURRAY ROAD PITTSBURGH, PA 15241	\$0.45
6	****	RAEGAYLE, LLC C/O CHRISTOPHER M. ROBINSON, PRESIDENT 61 MCMURRAY ROAD PITTSBURGH, PA 15241	\$0.45
RE: JAY E. WISE, JR (COLUMBIA) PHS # 253111/1021 Page 1 of 2 Writ Team			\$6.30
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)	
Total Number of Pieces Listed by Sender		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of insurable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$300,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, with optional insurance. See Domestic Mail Manual 8900.5911 and 8921 for limitations of coverage.	

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EPA
08-19103 \$003.96
02 19 10
0001381191 JUL 08 2013



Form 3877 Facsimile

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

Date: 07/19/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 14845

WISE JAY E & JOEY B JR
3 SANDY RUN RD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20020 -6323
Location: 3 SANDY RUN RD
Parcel Id:32 -06A-011-07,000

Assessment: 17,023
Balances as of 07/19/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

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

Date: 07/19/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 14846

WISE JAY E & JOEY B JR
3 SANDY RUN RD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20020 -6323
Location:
Parcel Id:32 -06A-011-27,000

Assessment: 1,398
Balances as of 07/19/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

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

Date: 07/19/2013

REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 14847

WISE JAY E & JOEY B JR
3 SANDY RUN RD
BENTON PA 17814

District: SUGARLOAF TWP
Deed: 20020 -6323
Location: LOT 9B
Parcel Id:32 -06A-011-13,000

Assessment: 605

Balances as of 07/19/2013

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____ Per: _____

CHARLES R. ANKNEY
SHERIFF OF CLINTON COUNTY
230 E. WATER ST. 570-893-4070
LOCK HAVEN, PA 17745

12564

PAY
TO THE
ORDER OF

Columbia County Sheriff
Walter and wife

DATE

6/28/13

60-295-313

\$ *11.90*

DOLLARS

VOID AFTER 60 DAYS

M & T BANK
MANUFACTURERS AND TRADERS TRUST COMPANY

FOR

PH1 vs Woe

⑈012564⑈ ⑈031302955⑈

Christina M. Boley

⑈40433440⑈

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/05/2013

Warrant:

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

Serve To:

Name: JOEY WISE

Primary Address: 220 S HEBRY STREET APT B
JERSHEY SHORE, PA

Phone: DOB:

Alternate Address: 2579 US HIGHWAY 220
PENNSDALE, PA 17756

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:

Notes / Special Instructions:

Now, June 24, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Clinton County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

WISE, JOEY

2010CV1895

220 S HEBRY STREET APT B, JERSHEY SHORE, PA

EXP: 07/05/2013

SHERIFF'S DEPARTMENT

CLINTON COUNTY, PENNSYLVANIA

COURTHOUSE, BASEMENT, LOCK HAVEN, PA 17745

**SHERIFF SERVICE
PROCESS RECEIPT, and AFFIDAVIT OF RETURN****INSTRUCTIONS:**

Print legibly, insuring readability of all copies.

Do not detach any copies

CCSD ENV.#

#4187-13

1. PLAINTIFF / S /

2. COURT NUMBER

3. DEFENDANT / S /

4. TYPE OF WRIT OR COMPLAINT

SERVE

AT

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

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

7. INDICATE UNUSUAL SERVICE:

☐

PERSONAL

☐

PERSON IN CHARGE

☐

DEPUTIZE

☐

CERT. MAIL

☐

REGISTERED MAIL

☐

POSTED

☐

OTHER

NOW, 20____, I, SHERIFF OF CLINTON COUNTY, PA., do hereby deputize the Sheriff of
County to execute this Writ and make return thereof according
to law. This deputation being made at the request and risk of the plaintiff.

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

SHERIFF OF CLINTON COUNTY

★ Def. moved to Fink Turberville Pa. unknown address, per Land Lord.
no forwarding address moved 8 months ago. (SS)

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 the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriffs' sale thereof.

9. SIGNATURE of ATTORNEY or other ORIGINATOR requesting service on behalf of:

☐

PLAINTIFF

☐

DEFENDANT

10. TELEPHONE NUMBER

11. DATE

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE12. I acknowledge receipt of the writ
or complaint as indicated above.

SIGNATURE of Authorized CCSD Deputy or Clerk and Title

13. Date Received

14. Expiration/Hearing date

15. I hereby CERTIFY and RETURN that I ☐ have personally served, ☐ have served person in charge, ☐ have legal evidence of service as shown in "Remarks" (on reverse)
☐ have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual,
company, corporation, etc., at the address inserted below by handling/or Posting a TRUE and ATTESTED COPY thereof.

16. ☒ I hereby certify and return a NOT FOUND because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)

17. Name and title of individual served

18. A person of suitable age and discretion
then residing in the defendant's usual place
of abode. ☐

Read Order

19. Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp.,
State and ZIP Code)

20. Date of Service

21. Time

22. ATTEMPTS	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.	Date	Miles	Dep. Int.
	6/26	11	54	6/27	11	mm									

23. Advance Costs

24.

25.

26.

27. Total Costs

28. COST DUE OR REFUND

AFFIRMED and subscribed to before me this

day of

20

By (Sheriff/Dep. Sheriff) (Please Print or Type)

Date

Signature of Sheriff

Date

NOTARY PUBLIC

SHERIFF OF CLINTON COUNTY

MY COMMISSION EXPIRES

NOTARIAL SEALI ACKNOWLEDGE RECEIPT OF THIS WRIT AND RETURN
OF AUTHORIZED PERSON TO SHERIFF'S OFFICE

Christina M. Billy, NOTARY PUBLIC
City of Lock Haven, Clinton County, PA
My Commission Expires January 9, 2018

39. Date Received

PROTHONOTARY

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR
JOEY B. WISE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1895

2013-ED-96
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: 3 SANDY RUN ROAD, BENTON, PA 17814-7415
(See Legal Description attached)

Amount Due
Interest from 02/02/2013 to Date of Sale
@ \$20.90 per diem

\$125,392.17
\$_____ and costs.

Dated 6-7-13
(SEAL)

PHS # 253111

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

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

PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

JAY E. WISE, JR
JOEY B. WISE

: NO.: 2010-CV-1895
:
:
: COLUMBIA COUNTY
Defendant(s) :

96-2013

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAY E. WISE, JR
3 SANDY RUN ROAD
BENTON, PA 17814-7415

JOEY B. WISE
2579 US HIGHWAY 220
PENNSDALE, PA 17756-6378

****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 3 SANDY RUN ROAD, BENTON, PA 17814-7415 is scheduled to be sold at the Sheriff's Sale on August 7, 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 \$125,392.17 obtained by PHH MORTGAGE CORPORATION (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.

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. **2010-CV-1895**

PHH MORTGAGE CORPORATION

v.

JAY E. WISE, JR

JOEY B. WISE

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

3 SANDY RUN ROAD, BENTON, PA 17814-7415

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$125,392.17**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Deed from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

200206323
200206323
200206323

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/05/2013

Warrant:

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

Serve To:

Name: JAY WISE

Primary Address: 3 SANDY RUN ROAD
BENTON, PA 17814

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Posted

Relation:

Date: 6/11/13

Time: 1541

Deputy: 3-11-13

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	06/11/13	6-18-13	6/21/13	6/28/13		
Time:	1230	1400	1130	2045		
Mileage:						
Deputy:	DANCELO	17	3-17	8		

Service Attempt Notes:

1. L/C - BOTH FRONT + BACK - "RUN DOWN" A FRAME HOUSE
2. L/C - (Good Address / Post Office)
3. CARD STILL IN DOOR
- 4.
- 5.
- 6.

WISE, JAY

2010CV1895

3 SANDY RUN ROAD, BENTON, PA 17814

EXP: 07/05/2013

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vs.

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Dated 6-7-13
(SEAL)

PHS # 253111

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

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: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1895

JAY E. WISE, JR
JOEY B. WISE

Defendant(s) :

: COLUMBIA COUNTY

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JOEY B. WISE
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v.

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JOEY B. WISE

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Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

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

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vs.

JAY E. WISE, JR
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Dated 6-7-13
(SEAL)

PHS # 253111

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1895

2013-ED-96
COLUMBIA COUNTY

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

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2018

No.: 2010-CV-1895

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR

JOEY B. WISE

WRIT OF EXECUTION
(Mortgage Foreclosure)

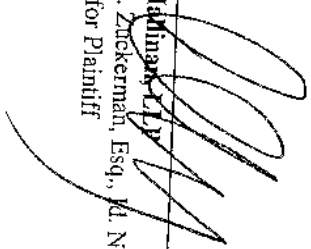
Costs

Office of Judicial Support

Judg. Fee

Ct.

Sat.


Phelan Haliman LLP
Allison F. Zuckerman, Esq., Pl. No. 309519
Attorney for Plaintiff

Address where papers may be served:

JAY E. WISE, JR
3 SANDY RUN ROAD
BENTON, PA 17814-7415

JOEY B. WISE
2579 US HIGHWAY 220
PENNSDALE, PA 17756-6378

Complaint \$ 115.00 pd
Judgment \$ 15.00 pd
V. \$ 25.00 pd
S. \$ 10.00
Sh. \$
Misc. \$ 10.00 pd

Complaint _____
Judgment _____
V. _____
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PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1895

JAY E. WISE, JR
JOEY B. WISE

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96-2013

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32-06A-91-07
27
13

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2010-CV-1895

PHH MORTGAGE CORPORATION

v.

JAY E. WISE, JR

JOEY B. WISE

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

3 SANDY RUN ROAD, BENTON, PA 17814-7415

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$125,392.17**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Deed from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

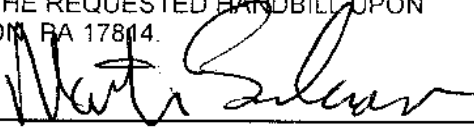


PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SHERIFF'S RETURN OF SERVICE

06/25/2013 01:57 PM - DEPUTY MARTIN BOUDMAN, 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 3 SANDY RUN ROAD, BENTON, PA 17814.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

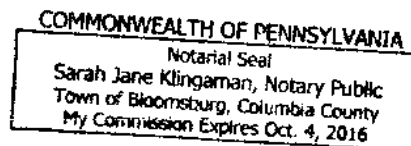

TIMOTHY T. CHAMBERLAIN, SHERIFF

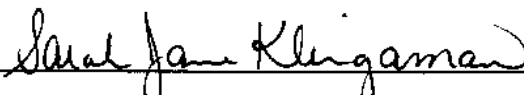
June 26, 2013

NOTARY

Affirmed and subscribed to before me this

26TH day of JUNE, 2013





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	07/05/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	3 SANDY RUN ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other
Adult In Charge:	
Relation:	
Date:	6-25-13
Time:	1357
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. _____

(POSTING)

2010CV1895

3 SANDY RUN ROAD, BENTON, PA 17814

EXP: 07/05/2013

LYCOMING COUNTY SHERIFF'S OFFICE

Check Date: 06/20/2013

Case No. Litigant

Descriptions

Amt Released * 18590 *
Receipt

10-01895 T PHH MORTGAGE CORPORATION

REFUND TO ATTY/

41.55 1059625

Check Amount:

41.55

RECEIPT FOR PAYMENT
=====

Lycoming County Pennsylvania
48 W 3rd Street
Williamsport PA 17701

Receipt Date 06/12/2013
Receipt Time 13:22:51
Receipt No. 1059497

PHH MORTGAGE CORPORATION (VS) JOEY B WISE

Case Number 2010-01895 T
Service Info
Remarks ADVANCED PAYMENT

Total Check... +	75.00	Number ..	6152
Total Cash.... +	.00		
Cash Out..... -	<u>.00</u>		
Receipt Total. =	75.00		

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

Transaction Description	Payment Amount	
ADVANCE PAYMENT	75.00	COLUMBIA COUNTY SHERIFF
	<u>75.00</u>	

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/05/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	JOEY WISE
Primary Address:	2579 US HIGHWAY 220 PENNSDALE, PA 17756
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:						

Notes / Special Instructions:

Now, June 10, 2013 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Lycoming County to execute service of the documents herewith and make return thereof according to law.

Return To:

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

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

WISE, JOEY

2010CV1895

2579 US HIGHWAY 220, PENNSDALE, PA 17756

EXP: 07/05/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/05/2013

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: Laura Kremser

Relation: Receptionist

Date: 6-11-13

Time: 1800

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.

DOMESTIC RELATIONS OF

2010CV1895

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 07/05/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 07/05/2013

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: Debbie Miller

Relation: TAX OFFICER

Date: 6-11-13

Time: 1345

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.

COLUMBIA COUNTY TAX C

2010CV1895

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 07/05/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHH MORTGAGE CORPORATION
vs.
JOEY B WISE (et al.)

Case Number
2010CV1895

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	07/05/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Shirley E. Lockard		
Primary Address:	541 Camp Lavigne Road Benton, PA 17814		
Phone:	570-925-6817	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<u>Personally</u> Adult In Charge · Posted · Other		
Adult In Charge:	Shirley E. Lockard		
Relation:	Defendant		
Date:	6/10/13	Time:	1515
Deputy:	3	Mileage:	17

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. _____

LOCKARD, SHIRLEY E.

2010CV1895

541 CAMP LAVIGNE ROAD, BENTON, PA 17814

EXP: 07/05/2013

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR
JOEY B. WISE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1895

2013-ED-96
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: 3 SANDY RUN ROAD, BENTON, PA 17814-7415
(See Legal Description attached)

Amount Due
Interest from 02/02/2013 to Date of Sale
@ \$20.90 per diem

\$125,392.17
\$_____ and costs.

Dated 6-7-13
(SEAL)

PHS # 253111

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

Prothonotary & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016



Date: October 3, 2013

paul belles:

The following is in response to your October 3, 2013 request for delivery information on your Certified Mail™ item number 9171924291001000023258. The delivery record shows that this item was delivered on June 13, 2013 at 9:33 am in PHILADELPHIA, PA 19106. The scanned image of the recipient information is provided below.

Signature of Recipient :

A scanned image of a handwritten signature, "Paul Belles", in black ink on a white background. The signature is written in a cursive style.

Address of Recipient :

A scanned image of a handwritten address, "100 Arch", in black ink on a white background. The address is written in a cursive style.

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

Document Receipt

Trans # 26456 Carrier / service: POST 2PM 6/10/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000023258

Doc Ref #: 96ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans #	26455	Carrier / service:	POST	2PM	6/10/2013
---------	-------	--------------------	------	-----	-----------

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000023241

Doc Ref #: 96ED2013

HARRISBURG PA 17128

Document Receipt

Trans #	26454	Carrier / service:	POST	2PM	6/10/2013
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Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000023234

Doc Ref #: 96ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 26453 Carrier / service: POST 2PM 6/10/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000023227

Doc Ref #: 96ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 26452 Carrier / service: POST 2PM 6/10/2013

Ship to: 26452

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000023210

Doc Ref #: 96ED2013

HARRISBURG PA 17108

Document Receipt

Trans # 26450 Carrier / service: POST 2PM 6/10/2013

Ship to: 26450

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #: 9171924291001000023203

Doc Ref #: 96ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 26449 Carrier / service: POST 2PM 6/10/2013

Ship to: 26449

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000023197

Doc Ref #: 96ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 26448 Carrier / service: POST 2PM 6/10/2013

Ship to: 26448

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000023180

Doc Ref #: 96ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 26447 Carrier / service: POST 2PM 6/10/2013

Ship to: 26447

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000023173

Doc Ref #: 96ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 26446 Carrier / service: POST 2PM 6/10/2013

Ship to: 26446

RAEGAYLE, LLC

C/O CHRISTOPHER ROBINSON
61 MCMURRAY ROAD

Tracking #: 9171924291001000023166

Doc Ref #: 96ED2013

PITTSBURGH PA 15241

Document Receipt

Trans # 26444 Carrier / service: POST 2PM 6/10/2013

Ship to: 26444

HAT CREEK ENERGY, LLC

ATTN MARY NAUMANN

3575 CHERRY CREEK NORTH DRIVE

Tracking #: 9171924291001000023159

Doc Ref #: 96ED2013

DENVER CO 80209

Document Receipt

Trans # 26443 Carrier / service: POST 2PM 6/10/2013

Ship to: 26443

CLEARWATER ENTERPRISES, LLC

301 NW 63RD STREET
SUITE 620

Tracking #: 9171924291001000023142

Doc Ref #: 96ED2013

OKLAHOMA CITY OK 73116

Document Receipt

Trans # 26441 Carrier / service: POST 2PM 6/10/2013

Ship to: 26441

CITRUS ENERGY CORPORATION

ATTN JANE KELLEY

5601 DEMOCRACY DRIVE

PLANO TX 75024

Tracking #: 9171924291001000023135

Doc Ref #: 96ED2013

Document Receipt

Trans # 26440 Carrier / service: POST 2PM 6/10/2013

Ship to: 26440

CITRUS ENERGY CORPORATION

399 PERRY STREET
SUITE 203

Tracking #: 9171924291001000023128

Doc Ref #: 96ED2013

CASTLE ROCK CO 80104

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2010CV1895

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, AUGUST 07, 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.

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

Being Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern Side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. Being Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots as a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village to Central to Jamison City, thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Deed from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1:32-06A-011-07

Parcel No. 2:32-06A-011-27

Parcel No. 3:32-06A-011-13

PROPERTY ADDRESS: 3 SANDY RUN ROAD, BENTON, PA 17814

UPI / TAX PARCEL NUMBER: 32-06A-011-07, 32-06A-011-27, 32-06A-011-13

Seized and taken into execution to be sold as the property of JOEY B WISE, JOEY B WISE, JOEY B WISE, JOEY WISE in suit of PHH MORTGAGE CORPORATION.

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 # 96-13

DATE RECEIVED 5-6-13
DOCKET AND INDEX 6-8-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>1308611</u>

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

SALE DATE	<u>Aug. 7, 11</u>	TIME <u>9:00</u>
POSTING DATE	<u>June 25, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 17</u>	
	2 ND WEEK <u>24</u>	
	3 RD WEEK <u>31, 13</u>	

PHH MORTGAGE CORPORATION
Plaintiff

v.

JAY E. WISE, JR
JOEY B. WISE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1895**
:
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

PHH MORTGAGE CORPORATION, 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 **3 SANDY RUN ROAD, BENTON, PA 17814-7415**.

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

JAY E. WISE, JR **3 SANDY RUN ROAD,**
BENTON, PA 17814-7415

JOEY B. WISE **2579 US HIGHWAY 220**
PENNSDALE, PA 17756-6378
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

JAY E. WISE, JR **3 SANDY RUN ROAD**
BENTON, PA 17814-7415

JOEY B. WISE **2579 US HIGHWAY 220**
PENNSDALE, PA 17756-6378
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

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

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

None.

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

Name

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

CITRUS ENERGY CORPORATION

**399 PERRY STREET
SUITE 203
CASTLE ROCK, CO 80104**

CITRUS ENERGY CORPORATION

**ATTN: JANE KELLEY
5601 DEMOCRACY DRIVE
PLANO, TX 75024**

CLEARWATER ENTERPRISES, L.L.C.

**301 NW 63RD STREET
SUITE 620
OKLAHOMA CITY, OK 73116**

HAT CREEK ENERGY, L.L.C.

**ATTN: MARY S. NEUMANN
3575 CHERRY CREEK NORTH DRIVE
DENVER, CO 80209**

RAEGAYLE, LLC

**61 MCMURRAY ROAD
PITTSBURGH, PA 15241**

**RAEGAYLE, LLC
C/O CHRISTOPHER M. ROBINSON,
PRESIDENT**

**61 MCMURRAY ROAD
PITTSBURGH, PA 15241**

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

**3 SANDY RUN ROAD
BENTON, PA 17814-7415**

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

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

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

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

JAY E. WISE PRO SE

**3 SANDY RUN ROAD
BENTON, PA 17814-7415**

**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

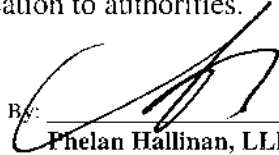
228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

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:

6/6/13

By:



Phelan Hallinan, LLP

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

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Jay Earl Wise Jr.
aka Jay E. Wise Jr., aka Jay Wise Jr.
Debtor(s)

Chapter 13
Case No. 5:10 bk-09866-RNO

Charles J. DeHart, III (Trustee)

Movant

vs.

Jay Earl Wise Jr.
aka Jay E. Wise Jr., aka Jay Wise Jr.

Respondent(s)

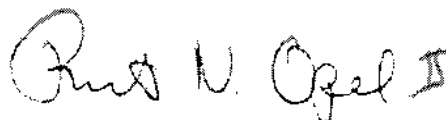
ORDER DISMISSING CASE

Upon consideration of the Trustee's Motion to dismiss case and it having been determined after notice and opportunity for hearing, that the case should be dismissed, it is

ORDERED that the above-named case of the debtor(s) be and is hereby dismissed.

Dated: April 26, 2011

By the Court,



Honorable Robert N. Opel
United States Bankruptcy Judge

IN THE COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNSYLVANIA

PLIFFER, JAMES L. & DAUGHTER, JENNIFER L.

vs. GEORGE W. WISE, JR.

Civil Division

Case No. 2010-CV-00002

GEORGE W. WISE, JR.

vs. JENNIFER L. WISE

No. 2010-CV-00002

Defendants

AND NOW, this 27th day of July, 2013 the Prothonotary, in and for the County of Columbia, Pennsylvania, do hereby certify that the in rem judgment and the Sheriff's ORDERED to amend the writ number in this case as follows:

Principal Balance	\$80,000.00
Interest Through February 1, 2013	\$31,300.77
Cost of Sale Charges	
Legal fees	
Cost of Suit and Title	\$1,500.00
County of Columbia	\$500.00
County of Columbia	\$1,000.00
County of Columbia	\$53.52
County of Columbia	\$60.00
County of Columbia	\$8,132.73

TOTAL

Pliffers, James L. & Daughter, Jennifer L.

Pliffers, James L. & Daughter, Jennifer L. Sheriff's commission is not included in the above.

BY THE COURT

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

PHH MORTGAGE CORPORATION

vs.

**JAY E. WISE, JR
JOEY B. WISE**

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2010-CV-1895

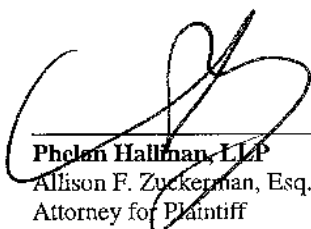
**2013-ED-96
COLUMBIA COUNTY**

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due
Interest from 02/02/2013 to Date of Sale
@ \$20.90 Per diem

\$125,392.17
\$_____ and costs.



Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

Note: Please attach description of Property.

PHS # 253111

FILED
PROTHONOTARY
2013 JUN -7 P 12:15
CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA

LEGAL DESCRIPTION

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Deed from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Plaintiff

v.

JAY E. WISE, JR
JOEY B. WISE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1895**
:
: **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
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PHH MORTGAGE CORPORATION
Plaintiff

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2010-CV-1895**

:

:

: **COLUMBIA COUNTY**

:

v.

JAY E. WISE, JR
JOEY B. WISE
Defendant(s)

CERTIFICATION

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- (X) the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
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- () 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. §14904 relating to unsworn falsification to authorities.

By: 

Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR
JOEY B. WISE

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2010-CV-1895**
:

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 JAY E. WISE, JR is over 18 years of age and resides at 3 SANDY RUN ROAD, BENTON, PA 17814-7415.

(c) that defendant JOEY B. WISE is over 18 years of age and resides at 2579 US HIGHWAY220, PENNSDALE, PA 17756-6378.

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



Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION

vs.

JAY E. WISE, JR
JOEY B. WISE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2010-CV-1895
:

VERIFICATION OF NON-MILITARY SERVICE

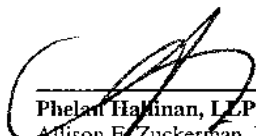
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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.

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(c) that defendant JOEY B. WISE is over 18 years of age and resides at 2579 US HIGHWAY220, PENNSDALE, PA 17756-6378.

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


Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

PHH MORTGAGE CORPORATION

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2010-CV-1895

JAY E. WISE, JR

JOEY B. WISE

: COLUMBIA COUNTY

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JAY E. WISE, JR
3 SANDY RUN ROAD
BENTON, PA 17814-7415

JOEY B. WISE
2579 US HIGHWAY 220
PENNSDALE, PA 17756-6378

****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 **3 SANDY RUN ROAD, BENTON, PA 17814-7415** 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 \$125,392.17 obtained by PHH MORTGAGE CORPORATION (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.

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. **2010-CV-1895**

PHH MORTGAGE CORPORATION

v.

JAY E. WISE, JR

JOEY B. WISE

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

3 SANDY RUN ROAD, BENTON, PA 17814-7415

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$125,392.17**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Decd from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

LEGAL DESCRIPTION

PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Wise, Jr. and Joey B. Wise, h/w, by Deed from Joseph A. Nitroy, Jr. and Anna S. Nitroy, h/w, dated 05/22/2002, recorded 05/28/2002 in Instrument Number 200206323.

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

Premises Being: 3 SANDY RUN ROAD, BENTON, PA 17814-7415

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2010-CV-1895**

PHH MORTGAGE CORPORATION

v.

JAY E. WISE, JR

JOEY B. WISE

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

3 SANDY RUN ROAD, BENTON, PA 17814-7415

Parcel No. 1: 32-06A-011-07,000

Parcel No. 2: 32-06A-011-27,000

Parcel No. 3: 32-06A-011-13,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$125,392.17**

Attorneys for Plaintiff

Phelan Hallinan, LLP

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s), JOEY B. WISE at any out of county address(es) via process server for this action.

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

Thank You

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

SHERIFF'S RETURN

PHH MORTGAGE CORPORATION

Plaintiff

vs.

JAY E. WISE, JR

JOEY B. WISE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2010-CV-1895

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
PHH MORTGAGE CORPORATION

No.: 2010-CV-1895

Defendant
JAY F. WISE, JR
JOEY B. WISE

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, Boru, Twp., State and Zip Code)

3 SANDY RUN ROAD

BENTON, PA 17814-7415

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 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

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 _____
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Plaintiff PHH MORTGAGE CORPORATION	No.: 2010-CV-1895
Defendant JAY E. WISE, JR JOEY B. WISE	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. JAY E. WISE, JR ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 3 SANDY RUN ROAD BENTON, PA 17814-7415
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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 <u>XX</u> 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 _____
---	-----------------------------------	---------------

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

PLAINTIFF	Court Number
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RETURNED:		
AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____

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.

Plaintiff PHH MORTGAGE CORPORATION	Expiration date No.: <u>2010-CV-1895</u>
Defendant JAY E. WISE, JR JOEY B. WISE	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.
JOEY B. WISE
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3 SANDY RUN ROAD

BENTON, PA 17814-7415

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 <u>XX</u> Plaintiff _____ — Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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

001308611

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

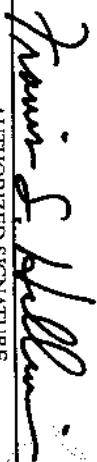
DATE
5/10/2013

AMOUNT
****\$1,350.00

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

GIL [253111] 3 SANDY RUN ROAD (2010-CV-1895)

AUTHORIZED SIGNATURE



⑈001308611⑈ ⑆036001808⑆ 361508666⑈

CITIZENS & NORTHERN BANK
60-830/313

LYCOMING COUNTY SHERIFF'S OFFICE

R. Mark Lusk, Sheriff
48 W. Third Street, Williamsport, PA 17701

PAY THIS AMOUNT

CHECK DATE CHECK NUMBER

06/20/2013 18590
*****Forty One And 55/100 Dollars

\$41.55

TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
PO BOX 380
BLOOMSBURG, PA 17815

[Signature]

10-01895 T

⑆018590⑆ ⑆031308302⑆ ⑆85948068⑆