

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

Representing Lenders in  
Pennsylvania

Foreclosure Manager

November 11, 2014

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL  
ASSOCIATION v.  
LOREN R. DAVIS  
210 NORTH ORCHARD STREET BERWICK, PA 18603-3505  
No.: 2014-CV-663

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for November 19, 2014 due to the following: The Plaintiff does not wish to proceed with the foreclosure at this time.

\$0.00 was received in consideration of the stay.

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK RALSTON for  
Phelan Hallinan, LLP

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
07/01/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
07/01/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
07/01/2014	Crying Sale			\$10.00	\$0.00
07/01/2014	Docketing			\$15.00	\$0.00
07/01/2014	Levy			\$15.00	\$0.00
07/01/2014	Mailing Costs			\$42.00	\$0.00
07/01/2014	Posting Handbill			\$15.00	\$0.00
07/01/2014	Press Enterprise Inc.			\$1,119.30	\$0.00
07/01/2014	Sheriff Automation Fund			\$50.00	\$0.00
07/01/2014	Web Posting			\$100.00	\$0.00
07/07/2014	Advance Fee		001435369	\$0.00	\$1,350.00
09/10/2014	Service			\$210.00	\$0.00
09/10/2014	Service Mileage			\$24.00	\$0.00
09/10/2014	Copies			\$7.00	\$0.00
09/10/2014	Notary Fee			\$10.00	\$0.00
09/10/2014	Tax Claim Search			\$5.00	\$0.00
09/10/2014	Surcharge			\$150.00	\$0.00

**\$1,804.80    \$1,350.00**

**TOTAL BALANCE:    \$(454.80)**

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

TD Bank, NA  
3-180/360

001514070

DATE  
4/15/2015

AMOUNT  
\*\*\*\*\$454.80

PAY FOUR HUNDRED FIFTY-FOUR AND 80 / 100 Dollars

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

DXB [945236] 210 NORTH ORCHARD STREET (2014-CV-663)

*Francis S. Hallinan*

AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈001514070⑈ ⑆036001808⑆ 361508666⑈

945236

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
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07/01/2014	Mailing Costs			\$42.00	\$0.00
07/01/2014	Posting Handbill			\$15.00	\$0.00
07/01/2014	Press Enterprise Inc.			\$1,119.30	\$0.00
07/01/2014	Sheriff Automation Fund			\$50.00	\$0.00
07/01/2014	Web Posting			\$100.00	\$0.00
07/07/2014	Advance Fee			\$0.00	\$1,350.00
09/10/2014	Service		001435369	\$210.00	\$0.00
09/10/2014	Service Mileage			\$24.00	\$0.00
09/10/2014	Copies			\$7.00	\$0.00
09/10/2014	Notary Fee			\$10.00	\$0.00
09/10/2014	Tax Claim Search			\$5.00	\$0.00
09/10/2014	Surcharge			\$150.00	\$0.00

\$1,804.80 \$1,350.00

**TOTAL BALANCE:** \$(454.80)



PO Box 380  
Bloomsburg, PA 17815

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

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

# Fax

**To:** Patrick Ralston

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Pages:** 2

**Phone:**

**Date:** November 12, 2014

**Re:** Loren Davis

**CC:**

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$454.80.

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



Plaintiff  
WELLS FARGO

vs.

Defendant  
LOREN R DAVIS

**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 19, 2014

**Writ of Execution No. :** 2014CV663

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

**Location of the real estate:** 210 ORCHARD STREET, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,119.30
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$210.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$7.00
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$150.00
<b>Total Sheriff Costs</b>	<b>\$1,974.80</b>

## Municipal Costs

Sewer	\$1,005.19
Delinquent Taxes	\$1,136.58
<b>Total Municipal Costs</b>	<b>\$2,141.77</b>

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$4,183.57**

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)

(c) Columbia County Sheriff, Bloomsburg, PA

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, NATIONAL  
ASSOCIATION

Plaintiff

vs.

LOREN R. DAVIS

Defendant

: Court of Common Pleas

: Civil Division

: COLUMBIA County

: No.: 2014-CV-663

: No.: 2014-ED-110

**ORDER**

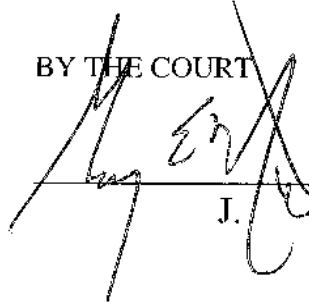
AND NOW, this 34th day of October, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$28,299.49
Interest Through September 5, 2014	\$4,511.42
Legal fees	\$2,775.00
Cost of Suit and Title	\$674.07
<b>TOTAL</b>	<b>\$36,259.98</b>

Plus interest at six percent per annum.

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

BY THE COURT



J.

CLERK OF COURTS OFFICE  
COLUMBIA COUNTY, PA

2014 OCT 31 PM 3:24

FILED  
PROTHONOTARY

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

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL  
ASSOCIATION v. LOREN R. DAVIS et al.**

**No.: 2014-CV-663**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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

**\*\*Property is listed for the 11/19/2014 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan, LLP**

By:

Legal Assistant

CC: LOREN R. DAVIS



PHELAN HALLINAN, LLP  
Michael Dingerdissen, Esq., Id. No.317124  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Michael.Dingerdissen@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA  
BANK, NATIONAL ASSOCIATION**  
Plaintiff

:  
: **CIVIL DIVISION**  
:

: **No.: 2014-CV-663**  
:


v.

**LOREN R. DAVIS**  
Defendant(s)

**CERTIFICATE OF FILING**

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 9/24/14

  
\_\_\_\_\_  
Michael Dingerdissen, Esq., Id. No.317124  
Attorney for Plaintiff



Attorney for Plaintiff

**LOREN R. DAVIS**  
Defendant(s)

**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

September 17, 2014

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL  
ASSOCIATION v.  
LOREN R. DAVIS  
210 NORTH ORCHARD STREET BERWICK, PA 18603-3505  
No.: 2014-CV-663

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for September 17, 2014 due to the following: No Bid.

The Property is to be relisted for the November 19, 2014 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
PATRICK WIRT for  
Phelan Hallinan, LLP

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo vs Loren Davis  
NO. 110-14 ED NO. 663-14 JD

DATE/TIME OF SALE: SEPTEMBER 17, 2014 @ 9:00 AM

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

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

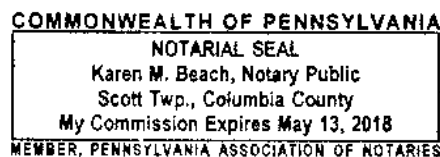
} SS

Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 27 and September 3, 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....

Sworn and subscribed to before me this 10<sup>th</sup> day of September, 2014.

Karen M. Beach  
(Notary Public)



And now, ....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-SEP-14

FEE:\$5.00

CERT. NO18937

DAVIS LOREN R  
1421 SPRING GARDEN AVE  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED 0404-0597  
LOCATION: 210 N ORCHARD ST  
PARCEL: 04C-02 -052-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2012	PRIM	0.00	0.00		0.00	0.00
2013	PRIM	1,123.95	7.63		0.00	1,131.58
TOTAL DUE :						\$1,131.58

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2014

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF  
DECEMBER 31, 2013

COLUMBIA COUNTY SHERIFF

REQUESTED BY:

TAX YEAR: 2014

Fund

Total amount due for  
October  
\$1,136.58



## SHERIFF'S SALE COST SHEET

VS.

DAVIS

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>465.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1119.30</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1344.30</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

## REAL ESTATE TAXES:

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

## MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1005.19</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1005.19</u>

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

TOTAL COSTS (OPENING BID)

\$ 3046.99

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

**Kathryn McGurl**  
**Legal Assistant, 1482**

**Representing Lenders in**  
**Pennsylvania**

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

No.: 2014-CV-663

No.: 2014-ED-110

**Re: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION VS.**  
**LOREN R. DAVIS**  
**No.: 2014-CV-663, No.: 2014-ED-110**

**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 09/17/2014 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:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

PII # 945236

PHELAN HALLINAN, LLP  
Paul Cressman, Esq., Id. No.318079  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
paul.cressman@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO  
WACHOVIA BANK, NATIONAL ASSOCIATION  
Plaintiff,

v.

LOREN R. DAVIS  
Defendant(s)

: COLUMBIA COUNTY  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
:  
: No.: 2014-CV-663  
: No.: 2014-ED-110

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".

Date: \_\_\_\_\_

8/19/14

Paul Cressman, Esq., Id. No.318079  
Attorney for Plaintiff

**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.

<b>Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>Plaintiff</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>v.</b>	:	
	:	<b>NO.: <u>2014-CV-663</u></b>
<b>Loren R. Davis</b>	:	
<b>Defendant(s)</b>	:	<b>COLUMBIA COUNTY</b>

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**, 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 **210 North Orchard Street, Berwick, PA 18603-3505**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Loren R. Davis</b>	<b>1421 Spring Garden Avenue Berwick, PA 18603-2617</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Loren R. Davis</b>	<b>1421 Spring Garden Avenue Berwick, PA 18603-2617</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Beacon Consumer Discount Company</b>	<b>106 West Front Street Berwick, PA 18603</b>
<b>Pennsylvania Housing Finance Agency</b>	<b>211 North Front Street P.O. Box 15206 Harrisburg, PA 17105</b>
<b>Pennsylvania Housing Finance Agency</b>	<b>211 North Front Street P.O. Box 15530 Harrisburg, PA 17105</b>
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Berwick Area Joint Sewer Authority</b>	<b>1108 Freas Avenue Berwick, PA 18603</b>

**Berwick Area Joint Sewer Authority C/O  
Anthony J. McDonald, Esq.**

**106 Market Street  
Berwick, PA 18603**

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)

**Pennsylvania Gas and Water Company**

**1 Ugi Center  
Wilkes Barre, PA 18711**

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**

**210 North Orchard Street  
Berwick, PA 18603-3505**

**Commonwealth of Pennsylvania Bureau of  
Individual Taxes Inheritance Tax Division**

**6th Floor, Strawberry Sq.  
Dept 280601  
Harrisburg, PA 17128**

**Department of Public Welfare, TPL Casualty  
Unit, Estate Recovery Program**

**P.O. Box 8486  
Willow Oak Building  
Harrisburg, PA 17105**

**Domestic Relations of  
Columbia County**

**Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania  
Department of Welfare**

**P.O. Box 2675  
Harrisburg, PA 17105**

**Internal Revenue Service Advisory**

**1000 Liberty Avenue Room 704  
Pittsburgh, PA 15222**

**U.S. Department of Justice  
U.S. Attorney for The Middle District of PA  
Federal Building**

**228 Walnut Street, Suite 220  
PO Box 11754  
Harrisburg, PA 17108-1754**

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

Date:

8/19/14

By:

**Phelan Hallinan, LLP**

**Paul Cressman, Esq., Id. No. 318079**

**Attorney for Plaintiff**

**PHELAN HALLINAN, LLP**

**1617 JFK Boulevard, Suite 1400**

**One Penn Center Plaza, Philadelphia, PA 19103**

**215-563-7000**

Name and  
Address  
Of Sender



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

AZK/CET - 09/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 210 NORTH ORCHARD STREET BERWICK, PA 18603-3505	\$0.47
2	****	Beacon Consumer Discount Company 106 WEST FRONT STREET BERWICK, PA 18603	\$0.47
3	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
4	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
5	****	Pennsylvania Gas and Water Company 1 UGI CENTER WILKES BARRE, PA 18711	\$0.47
6	****	Pennsylvania Housing Finance Agency 211 NORTH FRONT STREET P.O. BOX 15206 HARRISBURG, PA 17105	\$0.47
7	****	Pennsylvania Housing Finance Agency 211 NORTH FRONT STREET P.O. BOX 15530 HARRISBURG, PA 17105	\$0.47
8	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
9	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
10	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
11	****	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	\$0.47
RE: LOREN R. DAVIS (COLUMBIA) PH # 945336/1021 Page 1 of 1 With Team			\$5.17



Total Number of Pieces Listed by Scanner	Total Number of Pieces Received at Post Office	Postmaster Receiving	For (Name of Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S915 and S921 for limitations of coverage.
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Form 3877 Facsimile

Name and  
Address  
Of Sender



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

AZK/KCM - 09/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.48
2	****	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq. 106 MARKET STREET BERWICK, PA 18603	\$0.48
RE: LOREN R. DAVIS (COLUMBIA) PH # 945236/1026 Page 1 of 1 45 Day			\$0.96
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. It for the reconstruction of nonnegotiable documents under Express Mail document reconstruct piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on it. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insuranc R900.S913 and S921 for limitations of coverage.

Form 3877 Facsimile

092003 \$002.60



PH # 945236

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SHERIFF'S RETURN OF SERVICE

07/07/2014 01:58 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LOREN R DAVIS AT 1421 SPRING GARDEN AVE, BERWICK, PA 18603.

  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

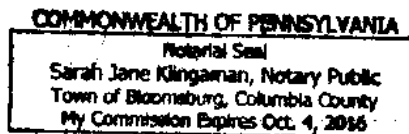
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

Affirmed and subscribed to before me this

11TH day of AUGUST, 2014





PHILAN & HALLINAN-LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

113 CountyLine Sheriff Takeout 100



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SHERIFF'S RETURN OF SERVICE

08/11/2014 12:03 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 210 ORCHARD STREET, BERWICK, PA 18603.

  
RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

NOTARY

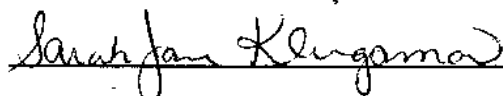
Affirmed and subscribed to before me this

11TH day of AUGUST, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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



PHILAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

pre County Sub Sheriff Telephone Inc

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

### Serve To:

Name: (POSTING)

Primary Address: 210 ORCHARD STREET  
BERWICK, PA 18603

Phone:

North

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally - Adult In Charge (Posted - Other)

Adult In Charge:

Posted

Relation:

Date:

8-11-14

Time:

1203

Deputy:

7

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV663

210 ORCHARD STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Personal

Expires:

Zone:

Warrant:

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

### Serve To:

Name: LOREN R DAVIS

Primary Address: 1421 SPRING GARDEN AVE  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 210 NORTH ORCHARD STREET  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Loren Davis

Relation:

Def.

Date:

7/7/14

Time:

13:58

Deputy:

412

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DAVIS, LOREN R

2014CV663

1421 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000031858

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

: COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff :

: NO.: 2014-CV-663

vs.

Loren R. Davis

: Columbia County

Defendant(s) :

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

TO: Loren R. Davis  
1421 Spring Garden Avenue  
Berwick, PA 18603-2617

**\*\*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 210 North Orchard Street, Berwick, PA 18603-3505 is scheduled to be sold at the Sheriff's Sale on Sept 17<sup>th</sup> 2014 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$32,105.44 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association (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.



July 10, 2014

Timothy T. Chamberlain  
Sheriff of Columbia County  
Court House-P.O. Bdx 380  
Bloomsburg, Pa 17815

**WELLS FARGO BANK, N.A., S/B/M TO WACHOVIA BANK,  
NATIONAL ASSOCIATION**

VS.

**LOREN R. DAVIS**

**NO: 2014-CV-663**

Dear Timothy:

The amount due on the sewer accounts #112534 for the property located at 210 N. Orchard Street, Berwick Pa through September 30, 2014 is **\$1005.19**. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Employer"*

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

**Phone: (570) 752-8477 • Fax: (570) 752-8479**

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 07/08/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380  
BLOOMSBURG, PA 17815

Ad ID: 998047  
Description: 2014cv663  
Run Dates: 08/27/14 to 09/10/14  
Class: 2  
Agate Lines: 210  
Blind Box:

**Total Ad Cost** \$1,119.30  
**Amount Paid** \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	08/27/14	09/10/14	3	\$1,119.30

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV663

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, SEPTEMBER 17, 2014

AT 9:00 O'CLOCK A.M.

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

All THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Borough of West Berwick, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Orchard Street at a distance of 130 feet 5 inches in a southerly direction from the intersection of Orange and Orchard Streets, the said place of beginning being on the dividing line between Lots No. 29 and No. 30 on said plot; thence in an easterly direction along line of Lot No. 29 a distance of 95 feet; thence in a southerly direction parallel with Orchard Street a distance of 45 feet to line of Lot No. 31; thence in a westerly direction along Lot No. 31 a distance of 95 feet to Orchard Street aforesaid; thence in a northerly direction along Orchard Street a distance of 45 feet to the place of beginning.

BEING the westerly portion of Lot No. 30 as marked and numbered in plot of lots of Ferris Addition to West Berwick, (Now Berwick) as restaked and measured in the month of May, A. D., 1902, by R.S. Pealer, Surveyor, and in dimensions 45 feet by 95 feet, upon which is erected a single frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Loren R. Davis, by Deed from Loren R. Davis and Virginia Lee Davis, his wife, dated 02/17/1987, recorded 02/26/1988 in Book 404, Page 597.

Tax Parcel: 04C-02-052-00,000

Premises Being: 210 North Orchard Street Berwick, PA 18603-3505

PROPERTY ADDRESS: 210 ORCHARD STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-052-00,000

Seized and taken into execution to be sold as the property of LOREN R DAVIS in suit of WELLS FARGO.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: Personal

Expires:

Zone:

Warrant: 110

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

### Serve To:

Name: LOREN R DAVIS

Primary Address: 210 NORTH ORCHARD STREET  
BERWICK, PA 18603

Phone:  DOB:

Alternate Address: 1421 SPRING GARDEN AVE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Loren Davis

Relation: Def

Date: 7/7/14

Time: 13:58

Deputy: 4 & 12

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

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

DAVIS, LOREN R

2014CV663

210 NORTH ORCHARD STREET, BERWICK, PA 18603

NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 7/12

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

### Serve To:

Name: BERWICK AREA SCHOOL DISTRICT

Primary Address: 500 LINE ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1100 Fowler Ave.  
Berwick, Pa 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Bloom

Relation: Prin. Sec.

Date: 7/7/14 Time: 11:20

Deputy: 4912 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK AREA SCHOOL I

2014CV663

500 LINE ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 110

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

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORITY

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 Freas Ave.  
Berwick Pa, 18603

Phone:

### Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Kelly Morris

Relation: Clerk

Date: 7/1

Time: 11:08

Deputy: 4912

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BERWICK AREA JOINT SE

2014CV663

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 110

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

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Connie

Relation:

~~REP.~~ Tax Collector

Date:

7/7/14

Time:

10:40

Deputy:

4912

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

GINGHER, CONNIE C.

2014CV663

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

**PHONE:** 570-752-7442

FOR: COLUMBIA County

DATE  
03/01/2014

BILL NO.  
3267

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	16,070	9.146	144.04	146.98	161.68
SINKING		1.345	21.18	21.61	23.77
FIRE		1.25	19.69	20.09	21.09
LIGHT		1.75	27.56	28.12	29.53
BORO RE		11.1	174.81	178.38	187.30
The discount & penalty have been calculated for your convenience			387.28 April 30 If paid on or before	395.18 June 30 If paid on or before	423.37 June 30 If paid after
<b>PAY THIS AMOUNT</b>					

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

DAVIS LOREN R  
210 ORCHARD STREET  
BERWICK PA 18603

CNTY TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04C-02 -052-00,000  
210 N ORCHARD ST  
.0981 Acres Land 2,501  
Buildings 13,569  
Total Assessment 16,070

This tax returned  
to courthouse on:  
January 1, 2015

**FILE COPY**

**If you desire a receipt, send a self-addressed stamped envelope with your payment**

**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**2014 SCHOOL REAL ESTATE TAX NOTICE**

Berwick Area School District  
Berwick Borough

**Make Check Payable To:**

Connie C. Gingher, Tax Collector  
1615 Lincoln Avenue  
Berwick, PA 18603

Telephone: 570-752-7442

**Taxes are due and payment is requested from:**

014908 BERW  
DAVIS LOREN R  
1421 SPRING GARDEN AVE  
BERWICK, PA 18603-2617



**\*\*Homestead/Farmstead Applied\*\***

Bill Date: 7/1/2014

Bill#: 906

**RETURN THIS TOP PART IF PAYING IN FULL**

Parcel #: 04C02 05200000

Prop. Type 3

**Property Location and Description:**

210 N ORCHARD ST  
.098

**Assessment:**

L= 2,501  
B= 13,569  
T= 16,070

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	719.13
HOMESTEAD EXCLUSION	(4,067.00)	(162.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	528.39
If Paid By 10/31/2014	*FACE Amount	537.13
If Paid After 10/31/2014	10% Penalty Amount	590.34

Last day to pay Tax Collector 12/15/2014  
Include self-addressed stamped envelope if  
return receipt required.

**Office Hours:**

Monday, Tuesday, and Thursday from 9:30am - 4:00pm  
Closed Wednesday and Friday  
Closed Holidays

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 110

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

### Serve To:

Name: OCCUPANT

Primary Address: 210 NORTH ORCHARD STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge Posted Other

Adult In Charge:

Relation:

Date: 7/7/14

Time: 14:57

Deputy: 4 & 12

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

OCCUPANT

2014CV663

210 NORTH ORCHARD STREET, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant: 110

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

### Serve To:

Name: BEACON CONSUMER DISCOUNT COMPAN

Primary Address: 106 WEST FRONT STREET  
BERWICK, PA 18603

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 LLP

Phone: 215-563-7000

### Service Attempts:

Date:	7/7/14					
Time:	13:06					
Mileage:						
Deputy:	4 & 12					

### Service Attempt Notes:

1. No longer in bis. Send back.

2.

3.

4.

5.

6.

BEACON CONSUMER DISC

2014CV663

106 WEST FRONT STREET, BERWICK, PA 18603

NO EXPIRATION

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

: COURT OF COMMON PLEAS

:

: CIVIL DIVISION

Plaintiff :

: NO.: 2014-CV-663

:

:

: Columbia County

vs.

Loren R. Davis

Defendant(s) :

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

TO: Loren R. Davis  
1421 Spring Garden Avenue  
Berwick, PA 18603-2617

**\*\*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 210 North Orchard Street, Berwick, PA 18603-3505 is scheduled to be sold at the Sheriff's Sale on Sept. 17<sup>th</sup> 2014 at 9:00 AM in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$32,105.44 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association (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.

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV663

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, SEPTEMBER 17, 2014**  
**AT 9:00 O'CLOCK A.M.**

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

All THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Borough of West Berwick, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:  
BEGINNING on the easterly side of Orchard Street at a distance of 130 feet 5 inches in a southerly direction from the intersection of Orange and Orchard Streets, the said place of beginning being on the dividing line between Lots No. 29 and No. 30 on said plot; thence in an easterly direction along line of Lot No. 29 a distance of 95 feet; thence in a southerly direction parallel with Orchard Street a distance of 45 feet to line of Lot No. 31; thence in a westerly direction along Lot No. 31 a distance of 95 feet to Orchard Street aforesaid; thence in a northerly direction along Orchard Street a distance of 45 feet to the place of beginning.  
BEING the westerly portion of Lot No. 30 as marked and numbered in plot of lots of Ferris Addition to West Berwick, (Now Berwick) as restaked and measured in the month of May, A. D., 1902, by R.S. Pealer, Surveyor, and in dimensions 45 feet by 95 feet, upon which is erected a single frame dwelling house.  
TITLE TO SAID PREMISES IS VESTED IN Loren R. Davis, by Deed from Loren R. Davis and Virginia Lee Davis, his wife, dated 02/17/1987, recorded 02/26/1988 in Book 404, Page 597.  
Tax Parcel: 04C-02-052-00,000  
Premises Being: 210 North Orchard Street Berwick, PA 18603-3505  
PROPERTY ADDRESS: 210 ORCHARD STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04C-02-052-00,000

Seized and taken into execution to be sold as the property of LOREN R DAVIS in suit of WELLS FARGO.

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

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

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



Sheriff of Columbia County

DATE 7/2/2014

CHECK # 001435369

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
945236	6/25/2014	1,350.00	0.00	001371916	1,350.00
CET [945236] 210 NORTH ORCHARD STREET (2014-CV-663)					
TOTAL		1,350.00	0.00	1,350.00	

Sheriff of Columbia County

DATE 7/2/2014

CHECK # 001435369

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
945236	6/25/2014	1,350.00	0.00	001371916	1,350.00
CET [945236] 210 NORTH ORCHARD STREET (2014-CV-663)					
TOTAL		1,350.00	0.00	1,350.00	

SAFEGUARD. LITRO USA. SPBIA. CR7581146

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

TD Bank, NA  
3-180/360

001435369

DATE  
7/2/2014

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

CET [945236] 210 NORTH ORCHARD STREET (2014-CV-663)

*Francis S. Hallinan*  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

0001135109 20360018081 351508666

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

WELLS FARGO  
vs.  
LOREN R DAVIS

Case Number  
2014CV663

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant: 1/6

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:

Denise Siegel

Relation:

Tax Claim / Assessment Clerk

Date:

7/2/14

Time:

08:30

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV663

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# REAL ESTATE OUTLINE

ED # 110 20 2014

DATE RECEIVED

7-1-2014

DOCKET AND INDEX

2014 CV 6663

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

x

COPY OF DESCRIPTION

x

WHEREABOUTS OF LKA

x

NON-MILITARY AFFIDAVIT

x

NOTICES OF SHERIFF SALE

x

WAIVER OF WATCHMAN

x

AFFIDAVIT OF LIENS LIST

x

CHECK FOR \$1,350.00 OR

CK# 001433475

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

SALE DATE

Sept 17<sup>th</sup>

TIME 9:00am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK

2<sup>ND</sup> WEEK

3<sup>RD</sup> WEEK

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

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

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association

vs.

Loren R. Davis

Commonwealth of Pennsylvania:

County of Columbia

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO.: 2014-CV-663**

**2014 - ED - 110**  
**COLUMBIA COUNTY**

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: 210 North Orchard Street, Berwick, PA 18603-3505  
(See Legal Description attached)

Amount Due

\$32,105.44

Interest from 07/02/2014 to Date of Sale

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

@ \$5.28 per diem

Dated

July 1, 2014  
(SEAL)

PH # 945236

Barbara N. Silvestra

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

Prothonotary, Civil Court

My Comm. Exp. 1st Monday in 2016

PHELAN HALLINAN, LLP  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorney for Plaintiff

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association**

**vs.**

**Loren R. Davis**

: **Columbia County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-663**  
:

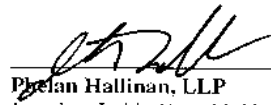
**VERIFICATION OF NON-MILITARY SERVICE**

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) Loren R. Davis is 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, as amended.

(b) that defendant Loren R. Davis is over 18 years of age and has last known addresses at 1421 Spring Garden Avenue, Berwick, PA 18603-2617 and 210 North Orchard Street, Berwick, PA 18603-3505.

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

  
Phelan Hallinan, LLP  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2014-CV 663

Defendant

Loren R. Davis

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

**LOREN R. DAVIS**

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

**210 North Orchard Street**

**Berwick, PA 18603-3505**

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

### SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

### RETURNED:

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

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff

Wells Fargo Bank, N.A. s/b/in to Wachovia Bank, National Association

No.: 2014-CV 663

Defendant

Loren R. Davis

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

LOREN R. DAVIS

ADDRESS (Street or RFD, Apartment, Nq., City, Boro, Twp., State and Zip Code)

1421 Spring Garden Avenue

Berwick, PA 18603-2617

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 ☒ Plaintiff

☐ Defendant

Telephone Number

Date

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

(215)563-7000

**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  
Jonathan Lobb, Esq., Id. No.312174  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
Jonathan.Lobb@phelanhallinan.com  
215-563-7000

Attorneys for Plaintiff

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National  
Association**

Plaintiff

v.

**Loren R. Davis**

Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-663  
:  
: 2014 - ED - 110  
: Columbia County  
:


**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- (X) 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**  
Jonathan Lobb, Esq., Id. No.312174  
Attorney for Plaintiff



<b>Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association</b>	:	<b>COURT OF COMMON PLEAS</b>
Plaintiff	:	
	:	<b>CIVIL DIVISION</b>
	:	
<b>v.</b>	:	<b>NO.: <u>2014-CV-663</u></b>
	:	
<b>Loren R. Davis</b>	:	
Defendant(s)	:	<b>COLUMBIA COUNTY</b>

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**, 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 **210 North Orchard Street, Berwick, PA 18603-3505**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Loren R. Davis</b>	<b>1421 Spring Garden Avenue Berwick, PA 18603-2617</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>Loren R. Davis</b>	<b>1421 Spring Garden Avenue Berwick, PA 18603-2617</b>
  
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  

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


Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>Beacon Consumer Discount Company</b>	<b>106 West Front Street Berwick, PA 18603</b>
<b>Pennsylvania Housing Finance Agency</b>	<b>211 North Front Street P.O. Box 15206 Harrisburg, PA 17105</b>
<b>Pennsylvania Housing Finance Agency</b>	<b>211 North Front Street P.O. Box 15530 Harrisburg, PA 17105</b>
  
5. Name and address of every other person who has any record lien on the property:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>None.</b>	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- |   |  |
|---|--|
| Name                                      | Address (if address cannot be reasonably ascertained, please indicate) |
| <b>Pennsylvania Gas and Water Company</b> | <b>1 UGI Center<br/>Wilkes Barre, PA 18711</b>                         |
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)             |
| <b>Tenant/Occupant</b>   | <b>210 North Orchard Street<br/>Berwick, PA 18603-3505</b>                         |
| <b>Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division</b>                | <b>6th Floor, Strawberry Sq.<br/>Dept 280601<br/>Harrisburg, PA 17128</b>          |
| <b>Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program</b>                        | <b>P.O. Box 8486<br/>Willow Oak Building<br/>Harrisburg, PA 17105</b>              |
| <b>Domestic Relations of Columbia County</b>   | <b>Columbia County Courthouse<br/>P.O. Box 380<br/>Bloomsburg, PA 17815</b>        |
| <b>Commonwealth of Pennsylvania Department of Welfare</b>  | <b>P.O. Box 2675<br/>Harrisburg, PA 17105</b>                                      |
| <b>Internal Revenue Service Advisory</b>   | <b>1000 Liberty Avenue Room 704<br/>Pittsburgh, PA 15222</b>                       |
| <b>U.S. Department of Justice<br/>U.S. Attorney for The Middle District of PA<br/>Federal Building</b> | <b>228 Walnut Street, Suite 220<br/>PO Box 11754<br/>Harrisburg, PA 17108-1754</b> |

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: 6/30/14

By:   
**Phelan Hallinan, LLP**  
 Jonathan Lobb, Esq., Id. No.312174  
 Attorney for Plaintiff  
 PHELAN HALLINAN, LLP  
 1617 JFK Boulevard, Suite 1400  
 One Penn Center Plaza, Philadelphia, PA 19103  
 215-563-7000

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
Plaintiff :  
: NO.: 2014-CV-663  
:  
:  
: Columbia County  
Defendant(s) :

vs.

Loren R. Davis

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

TO: Loren R. Davis  
1421 Spring Garden Avenue  
Berwick, PA 18603-2617

**\*\*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 210 North Orchard Street, Berwick, PA 18603-3505 is scheduled to be sold at the Sheriff's Sale on Sept. 17<sup>th</sup> at 9:00 Am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$32,105.44 obtained by Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association (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. **2014-CV-663**

**Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association**  
v.

**Loren R. Davis**

owner(s) of property situate in **BERWICK BOROUGH, COLUMBIA County, Pennsylvania,**  
being

**210 North Orchard Street, Berwick, PA 18603-3505**

**Parcel No. 04C-02-052-00,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$32,105.44**

**Attorneys for Plaintiff**

**Phelan Hallinan, LLP**

### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, formerly Borough of West Berwick, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the easterly side of Orchard Street at a distance of 130 feet 5 inches in a southerly direction from the intersection of Orange and Orchard Streets, the said place of beginning being on the dividing line between Lots No. 29 and No. 30 on said plot; thence in an easterly direction along line of Lot No. 29 a distance of 95 feet; thence in a southerly direction parallel with Orchard Street a distance of 45 feet to line of Lot No. 31; thence in a westerly direction along Lot No. 31 a distance of 95 feet to Orchard Street aforesaid; thence in a northerly direction along Orchard Street a distance of 45 feet to the place of beginning.

BEING the westerly portion of Lot No. 30 as marked and numbered in plot of lots of Ferris Addition to West Berwick, (Now Berwick) as restaked and measured in the month of May, A. D., 1902, by R.S. Pealer, Surveyor, and in dimensions 45 feet by 95 feet, upon which is erected a single frame dwelling house.

TITLE TO SAID PREMISES IS VESTED IN Loren R. Davis, by Deed from Loren R. Davis and Virginia Lee Davis, his wife, dated 02/17/1987, recorded 02/26/1988 in Book 404, Page 597.

Tax Parcel: 04C-02-052-00,000

Premises Being: 210 North Orchard Street Berwick, PA 18603-3505

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**Phelan Hallinan, LLP**



## SHERIFF'S RETURN

Wells Fargo Bank, N.A. s/b/in to Wachovia Bank, National Association  
Plaintiff

vs.

Loren R. Davis

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No.: 2014-CV-663

ISSUED

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

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

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

### AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

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

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

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

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

return

So Answers,

\_\_\_\_\_  
Sheriff

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

# SHERIFF'S DEPARTMENT

## SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff  
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

No.: 2014-CV-663

Defendant  
Loren R. Davis

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

**SERVE**

**AT**

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

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

210 North Orchard Street

Berwick, PA 18603-3505

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone Number	Date
ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> Philadelphia, PA 19103-1814	(215)563-7000	

**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	SO ANSWERS Signature of Dep. Sheriff	Date
of _____ 20__	Signature of Sheriff	Date
	Sheriff of _____	

## Document Receipt

Trans #	3190	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

PENNA GAS AND WATER COMPANY

1 UGI CENTER

WILKES-BARRE PA 18711

Tracking #:	71901140006000031889
Doc Ref #:	2014ED110
Postage	5.3400

## Document Receipt

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Trans #	3189	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

PENNA HOUSING AGENCY

211 NORTH FRONT STREET

P.O. BOX 15206

HARRISBURG P 17105

Tracking #: 71901140006000031872

Doc Ref #: 2014ED110

Postage 5.3400

## Document Receipt

Trans #	3188	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000031865

Doc Ref #: 2014ED110

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000031865

Doc Ref #: 2014ED110

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	3187	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #: 71901140006000031858

Doc Ref #: 2014ED110

Postage 5.3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	3186	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000031841

Doc Ref #: 2014ED110

Postage 5.3400

HARRISBURG PA 17105

110



## Document Receipt

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Trans #	3185	Carrier / service:	USPS Server	First-Class Mail®	7/1/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000031834

Doc Ref #: 2014ED110

Postage 5.3400

HARRISBURG PA 17128

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

TD Bank, NA  
3-180/360

001433495

DATE  
6/25/2014

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

  
AUTHORIZED SIGNATURE

CET [945236] 210 NORTH ORCHARD STREET (2014-CV-663)

THIS DOCUMENT CONTAINS PAY INFORMATION IN A FORM OF A FREE-FILE. THE IMAGE DISAPPEARS WITH PAY.

~\*\*1M~(8M~(s0p8h10v0s0b100T ~C60M428M93s0p8h10v0s0b100TA036001808A 361508666C