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 Shcriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Aitn: 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 immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimite 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

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# D	EBIT	CREDIT
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		S	15.00	\$0.00
07/01/2014	Mailing Costs	!	S ²	42.00	\$0.00
07/01/2014	Posting Handbill		Si	15.00	\$0.00
07/01/2014	Press Enterprise Inc.		\$1,1	19.30	\$0.00
07/01/2014	Sheriff Automation Fund		\$5	50.00	\$0.00
07/01/2014	Web Posting	! 	\$10	00.00	\$0.00
07/07/2014	Advance Fee		001435369	\$0.00	\$1,350.00
09/10/2014	Service		\$2	10.00	\$0.00
09/10/2014	Service Mileage	:	\$2	24.00	\$0.00
09/10/2014	Copies		9	\$7.00	\$0.00
09/10/2014	Notary Fee		\$1	10.00	\$0.00
09/10/2014	Tax Claim Search		S	\$5.00	\$0.00
09/10/2014	Surcharge		\$15	50.00	\$0.00

\$1,804.80 \$1,350.00

TOTAL BALANCE: \$(454.80)

Printed: 11/12/2014 9:57:46AM

DATE 4/15/2015

AMOUNT \$454.80

PAY FOUR HUNDRED FIFTY-FOUR AND 80 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER OF

35 W Main Street Bloomsburg, PA 17815:

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

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

"OO1514070" (O36001808) 361508666#

94583A

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO vs. LOREN R DAVIS

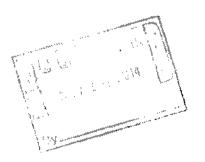
Case Number 2014CV663

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	МЕМО	<i>СНК</i> #	DEBIT	CREDIT
07/01/2014	Advertising Sale (Newspaper)			\$15,00	\$0.00
07/01/2014	Advertising Sale Bills & Copies	İ		\$17.50	\$0.00
07/01/2014	Crying Sale	İ		\$10,00	1
07/01/2014	Docketing	İ			\$0,00
07/01/2014	Levy	:		\$15.00	\$0.00
07/01/2014	Mailing Costs			\$15.00	\$0,00
07/01/2014	Posting Handbill			\$42.00	\$0.00
07/01/2014	-			\$15.00	\$0.00
	Press Enterprise Inc.	1	:	\$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	İ		\$210.00	\$0.00
09/10/2014	Service Milsage			\$24.00	\$0.00
09/10/2014	Copies			\$7.00	
09/10/2014	Notary Fee			-	\$0.00
09/10/2014	Tax Claim Search			\$10.00	\$0.00
09/10/2014	Surcharge			\$5,00	\$0,00
	-,: -: D*			\$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





To:	Patrick Ralston	From:	Sheriff Timothy T.	Chamberlain
Fax:		Pages:	2	
Phone:		Date:	November 12, 201	4
Re:	Loren Davis	CC:		
🗌 Urgei	nt 🗆 For Review	☐ Please Comment	□ Please Reply	☐ Please Recycle
• Comn	nents:			

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Γ	<u>Plaintiff</u>		<u>Defendant</u>	\neg
	WELLS FARGO	vs.	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, 201

Writ of Execution No.: 2014CV663

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

Total Distribution Costs	\$67.00
	Ψ01.00
	\$67.00
Total Municipal Costs	\$2,141.77
	\$1,005.19 \$1,136.58
	\$1,005.19
	-
Total Sheriff Costs	\$1,974.80
	\$150.00
	\$5.00
	\$10.00
	\$7.00
	\$25.00
	\$24.00
	\$210.00
	\$100.00
	\$25.00
	\$75.00
	\$35.00
	\$50.00
	\$10.00
	\$1,119.30
	\$15.00
	\$42.00
	\$15.00 \$15.00
	\$15.00 \$15.00
	\$10.00
	\$15.00 \$17.50
	\$15.00
	Total Municipal Costs

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

Court of Common Pleas

WACHOVIA BANK, NATIONAL

ASSOCIATION

Civil Division

Plaintiff

COLUMBIA County

VS.

No.: 2014-CV-663

LOREN R. DAVIS

No.: 2014-ED-110

Defendant

AND NOW, this 344 day of Order, 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:

_	
Interest Through September 5, 2014	\$4,511.42
Legal fees	\$2,775.00
Cost of Suit and Title	\$674.07

TOTAL \$36,259.98

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.

Y THE COURT

945236

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

Timonthy 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

Ву:

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.

Michael Dingerdissen, Esq., Id. No.317124

Attorney for Plaintiff

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

CIVIL DIVISION

Plaintiff

: No.: <u>2014-CV-663</u>

V.

LOREN R. DAVIS

Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/17/2014 at 09:00 AM in the above-captioned matter has been continued until 11/19/2014 at 09:00 AM.

Michael Dingerdissen, Esq., Id. No.317124

Attorney for Plaintiff

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)

<u>CERTIFICATION OF SERVICE</u>

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

LOREN R. DAVIS 1421 SPRING GARDEN AVENUE BERWICK, PA 18603-2617

LOREN R. DAVIS 210 NORTH ORCHARD STREET BERWICK, PA 18603-3505

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

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 Halfman, LLP

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nells Fago	vs Loren	Davis	
NO. 110-14 ED	NO. 66	3-14	ar
DATE/TIME OF SALE:SEPTEMBI	ER 17, 2014 @ 9:00	0 AM_	
BID PRICE (INCLUDES COST)	\$		
POUNDAGE – 2% OF BID	\$		
TRANSFER TAX – 2% OF FAIR MK	.T. \$		
MISC. COSTS	\$		
TOTAL AMOUNT NEEDED TO PUR	RCHASE	\$	-4.95
PURCHASER(S):		4.7	_
ADDRESS:			
NAMES(S) ON DEED;		1.00	
PURCHASER(S) SIGNATURE(S):			
; :	A A House	- 1 /A V	
TOTAL DUE:		\$	14 / F
LESS DEPOSIT]:	\$	
DOWN PAYMI	ENT:	\$	
TOTAL DUE IN	N 8 DAYS	\$	
l l			

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
	which legal advertisement was published; that neither the affiant
	in the subject matter of said notice and advertisement and that
all of the allegations in the foreg	oing statement as to time, place, and character of publication are
rue.	
	, P
Sworn and subscribed to be	fore me this 10th day of September 120.14. Karen M. Beach
	Karen M. Beach
	(Notary Public)
	COMMONWEALTH OF PENNSYLVANIA
	NOTARIAL SEAL Karen M. Beach, Notary Public
	Scott Twp., Columbia County
	My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
. 1	
	, 20, I hereby certify that the advertising and
publication charges amounting t	o \$for publishing the foregoing notice, and the
ee for this affidavit have been p	aid 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

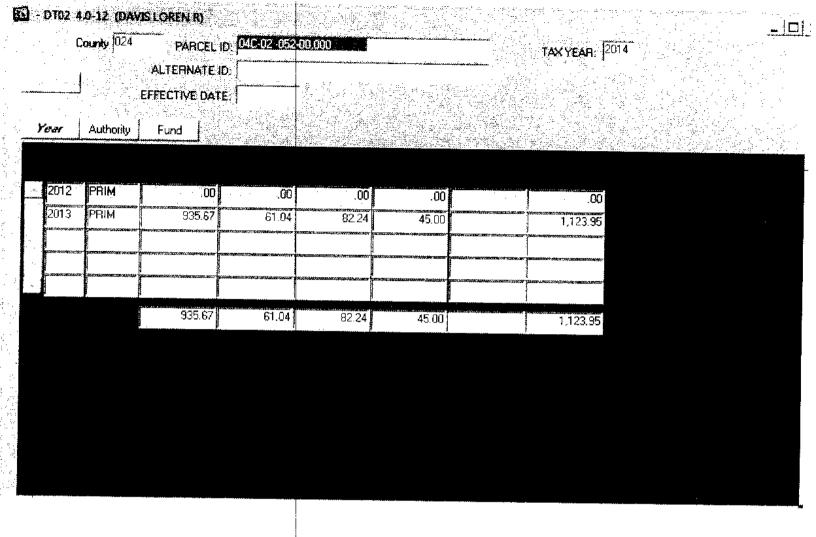
DISTRICT: BERWICK BORO
DEED 0404-0597
LOCATION: 210 N ORCHARD ST
PARCEL: 04C-02 -052-00,000

YEAR	BILL ROLL	AMO	UNT	PEND INTEREST	COSTS	TOTAL AMOUNT DUE
2012 2013	PRIM PRIM	1,123	.00	0.00 7.63	0.00	0.00
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:



1,123.951 7.634 Interest 5.4 Tax Cert 003 1,123.588

> Total amount due for October \$1,136.58

SHERIFF'S SALE COST SHEET

	VS	τ	Javis	
NO,ED_NO		D DATE/TIM		****
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.				
·		\$ <u>3/0,00</u>		
LEVY (PER PARCEL		\$15.00 \$ 4), \pi		
MAILING COSTS	I I C & CODICC			
ADVERTISING SALE BI		\$17.50		
ADVERTISING SALE (N MILEAGE	EWSPAPER)	\$15.00 \$ 74,00		
.				
POSTING HANDBILL		\$15.00		
CRYING/ADJOURN SAI	₽	\$10.00		
SHERIFF'S DEED		\$35.00		
TRANSFER TAX FORM		\$25.00		
DISTRIBUTION FORM		\$25,00		
COPIES		\$ 7,00		
NOTARY	A[_********	5 <u>/0,00</u>	046550)
101	AL TTTTTTTTT	be to the other of the other of the other of the	2 10 11 20	
WEB POSTING		\$150.00		
PRESS ENTERPRISE INC	d.	\$ ///9,30		
SOLICITOR'S SERVICE	S	\$75.00		
WEB POSTING PRESS ENTERPRISE INC SOLICITOR'S SERVICE TOT	AL *******	******	\$ 1344,30	
				•
PROTHONOTARY (NOT	ARY)	\$1,0.00		
RECORDER OF DEEDS		\$ 67,00		
PROTHONOTARY (NOT RECORDER OF DEEDS TO	TAL ********	******	\$ 77.00	
REAL ESTATE TAXES:				
BORO, TWP & CO SCHOOL DIST.	JUNITY 20	ď		
SCHOOL DIST	10 N I 1 20	\$		
DELINQUENT	20_	\$ 5,00		
DELINQUENT	[VT ************	*********	e < mi	
101	I KIL		Φ	
MUNICIPAL FEES DUE:				
SEWER	20	\$ 1005119		
WATER	20	\$		
TOT	20 20 AI. ********	*******	\$ 1105 19	
101	1 17		Ψ_γωννις;	
SURCHARGE FEE (DST.	r l n		\$150,00	
MISC.		\$	<u> </u>	•
		\$		
TOT	AL ********	*******	\$ - <	
			•	
TOT	AL COSTS (OPF	ENING 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.: <u>2014-CV-663</u> No.: <u>2014-ED-110</u>

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

PHELAN HALLINAN, LLP Paul Cressman, Esq., Id. No.318079 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

paul.cressman@phelanhallinan.com 215-563-7000

Philadelphia, PA 19103

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS	FARGO	BANK.	N.A.	S/B/M TO	

COLUMBIA COUNTY

WACHOVIA BANK, NATIONAL ASSOCIATION

COURT OF COMMON PLEAS

Plaintiff,

v.

CIVIL DIVISION

LOREN R. DAVIS

Defendant(s)

No.: <u>2014-CV-663</u> No.: <u>2014-ED-110</u>

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

Raul 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.

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National : COURT OF COMMON PLEAS

Association

Plaintiff : CIVIL DIVISION

CIVILIDIVISION

v. : NO.: <u>2014-CV-663</u>

:

Loren R. Davis

Defendant(s) : COLUMBIA COUNTY

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 Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 210 North Orchard Street, Berwick, PA 18603-3505.

Name and address of Owner(s) or reputed Owner(s);

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Loren R. Davis

Loren R. Davis

1421 Spring Garden Avenue Berwick, PA 18603-2617

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

Name

Address (if address cannot be reasonably

ascertained, please so indicate)
1421 Spring Garden Avenue

1421 Spring Garden Avenue Berwick, PA 18603-2617

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)

Beacon Consumer Discount Company

106 West Front Street Berwick, PA 18603

Pennsylvania Housing Finance Agency

211 North Front Street

P.O. Box 15206

Harrisburg, PA 17105

Pennsylvania Housing Finance Agency

211 North Front Street

P.O. Box 15530

Harrisburg, PA 17105

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)

Berwick Area Joint Sewer Authority

1108 Freas Avenue Berwick, PA 18603 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

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

	and	Phelan Hallinan, LLP	!			
Addre:		1617 JFK Boulevard, S	uite 1400			
Of Sen	rder	One Penn Center Plaza				
		Philadelphia, PA 19103		/CET - 09/17/2014 SALE		
ine	Article Number	Name of Addressee, St	reel, and Post Office Address		Postage	8 106.A7
ţ	***	TENANT/OCCUPANT			S0.47	
		210 NORTH ORCHARD ST		N. T. Carlotte and	30.41	
2	1000	BERWICK, PA 18603-3505	·		{	
-		Beacon Consumer Discount 106 WEST FRONT STREE			\$0.47	- 5 1 d v
		BERWICK, PA 18603	4.		ŀ	
3	***		anis Bureau of Individual Taxes Inte	religions Top Division		
		6th Floor, Strawberry Sq.	and the same of th	HONDER LAT DIAGNIE	50.47	Section 1975
- 1		Dept 28060}	į,		ļ	\$6.056 A.C.
	444	Harrisburg, PA 17128			1	
4	••••	Department of Public Welfa	re. TPL Casualty Unit. Estate Recove	ry Program	\$0.47	
		P.O. Box 8486 Willow Oak Building	ļ			
		Harrisburg, PA 17105	"		Ì	
5	****	Pennsylvania Gas and Water	гСопрасу			E CHA
į		1 UGI CENTER	- •		\$0.47	
		WILKES BARRE, PA (871)	<u> </u>		1	
6	****	Pennsylvania Bousing Finan	ice Agency		50,47	
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Name and Address Of Sender

Phelan Halliman, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza

Philadelphia, PA 19103 AZK/KCM - 09/17/2014 SALE

	· · · · · · · · · · · · · · · · · · ·	AZAJACH - 09/1 1/2014 SALE	
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Berwick Area Joint Sewer Authority	\$0,48
	i	1108 Freas Avenue	30,40
		Berwick, PA 18603	
2	***	Berwick Area Joint Sewer Authority C/O Anthony J. McDonald, Esq.	\$0.48
i		106 MARKET STREET	30.46
		BERWICK, PA 18603	
		RE: LOREN R. DAVIS (COLUMBIA) PH # 945236/1026 Page 1 of 1 45 Day	50.96

the full declaration of value is required on all demortic and international registered mail. If for the reconstruction of nonnegotiable documents under Express Mail document reconstruction pieces subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Ea The maximum indemnity payable is \$25,000 for registered mail, sent with optimal insurance R900,5913 and \$921 for limitations of coverage. Pieces Limes by Sender Received at Post Office Receiving Employee) Form 3877 Facsimile





Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO	Case Number
VS. LOREN R DAVIS	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,

Tindle T. Chan

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 11, 2014

COMMONWEALTH OF PENNSYLVANIA

Sarah Jane Klingaman, Notary Public Town of Bloomeburg, Columbia County My Commission Expires Oct. 4, 2056

Affirmed and subscribed to before me this

11TH day of AUGUST , 2014

Such Jano Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BEVD, PHILADELPHIA

ing CountySure Smeriff Telepoorhing.

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

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

11TH

day of

AUGUST

2014

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

gra CharitySuite sheriff Telsprofit Inc.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

210 ORCHARD STREET, BERWICK, PA 18603

NO EXPIRATION

WELLS FA vs. LOREN R I						Number 4CV663
		SERVICE CO	VER SHE			
Service De	talis:					
Category:	Real Estate Sale - Posting	- Sale Bill			Zone:	
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	SHERIFF'S SALE BILL			· · · · · · · · · · · · · · · · · · ·		
Serve To:			Final Servi	Ç 9 /		
Name:	(POSTING)		Served:	Personally · Adul	t In Charge (Posted Øther
Primary Address:	210 ORCHARD STREET BERWICK, PA 18603		Adult In Charge:	12,1		
Phone:	North 1	ров:	Relation:			
Alternate Address:			Date:	8-11-14	Time:	1203
Phone:	3	<u> </u>	Deputy:	7	Mileage:	
Attorney / (Originator:			and the		1000
Name:	PHELAN & HALLINAN LLP		Phone:	215-563-7000		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA		:				Number :CV663
LOREN R	DAVIS				2017	
		SERVICE CO	OVER SHE	ET		
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Primary Address:	1421 SPRING GARDEN AVI BERWICK, PA 18603		Adult In Charge:	Loren	Davis	
Phone:	D	OB:	Relation:	Def.		
Alternate Address:	210 NORTH ORCHARD STR BERWICK, PA 18603	EET	Date:	7/7/14	Time:	13:58
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DAVIS, LOREN R

014CV663

1421 SPRING GARDEN AVE, BERWICK, PA 18603

NO EXPIRATION

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



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

Loren R. Davis

COURT OF COMMON PLEAS

CIVIL DIVISION

Plaintiff:

NO.: 2014-CV-663

VS.

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. 17th 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. Box 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 Moszis 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

998047

Description:

Ad ID:

2014cv663

Run Dates:

08/27/14 to 09/10/14

Class:

210

Agate Lines:

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address:

PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost Amount Paid

\$1,119.30

\$0.00

Publication

Start

Stop

Inserts

Cost

Press Enterprise

08/27/14/09/10/14

\$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

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 tile in the Sheriff's Office too 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 Bertwick, formerly Borough of West Berwick, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to writ:

bounded and described as follows, fownt: 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 seginning being on the dividing line between Lots No. 29 and No. 30 of 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 Fer BEING the westerly portion of Lot No. 30 as marked and numbered in plot of lots of Fer-irs 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-02-062-00,000

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

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of tien (10%) per-cent of the bid picce 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 picce 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 GETHER IN ESPICUSE INMANIVAL CONSEQUENCE TO THE BID PRICE. 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 failts 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 resall 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 default-ing 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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LOREN R I			i		Number 4CV663
•	SERVIC	E COVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	Personal	Expires:		Warrant:	7/6
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Serve To:		Final Servi	ce:		
Name:	LOREN R DAVIS	Served:	Personally Adu	ult In Charge	Posted Other
Primary Address:	216 NORTH ORCHARD STREET BERWICK, PA 18603	Adult In Charge:	Loren D	9v15	
Phone:	DOB:	Relation:	Def		
Alternate Address:	1421 SPRING GARDEN AVE BERWICK, PA 18603	Date:	7/7/14	Time:	13:58
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Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
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DAVIS, LOREN R

)14CV663

210 NORTH ORCHARD STREET, BERWICK, PA 18603

3 NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LOREN R				Case Number 2014CV663	
Service De Category: Manner: Notes:		COVER SHI Expires: ND DEBTOR'S F		Zone: Warrant:	BERWICK AREA SCHOOL
Serve To: Name: Primary Address: Phone: Alternate Address:	BERWICK AREA SCHOOL DISTRICT 500 LINE ROAD BERWICK, PA 18603 DOB: 1100 Fowler Ave. Berwick, Pa 18603	Final Service Served: Adult In Charge: Relation: Date:	Personally Adult Debbie B Prin. Sec. 7/7/14	Time: 11:22	V663
Name: Service At Date: Time: Mileage: Deputy:		Phone:	215-563-7000	Mileage:	500 LINE ROAD, BERWICK, PA 18603
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: // Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult in Charge Posted Primary Address: BERWICK, PA 18603 Charge: Kelly Horris Phone: DOB: Relation: Clerk Alternate Address: Berwick Po, 18603 Deputy: 4912 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1.	Case Number 2014CV663			WELLS FARGO vs. LOREN R DAVI:
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Manner: < Not Specified > Expires: Warrant: // Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult In Charge Posted Adult In Charge: Kelly Morr's Charge: Kelly Morr's Phone: DOB: Relation: Clerk Atternate Address: BERWICK, PA 18603 Phone: DOB: Relation: Clerk Atternate Address: Berwick Po, 18603 Phone: Deputy: 4912 Mileage: Deputy: 4912 Mileage: Deputy: Deputy: Service Attempt Notes: Deputy: Mileage: Deputy: Mileage: Deputy: Service Attempt Notes: Service Attempt		***		Service Details:
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Date: Time: Mileage: Deputy: Service Attempt Notes:	Phone: 215-563-7000	Phone:	ALLINAN LLP	Name: PHE
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BERWICK AREA JOINT SEI

2014CV663

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. LOREN R						Number 4CV663	_
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Serve To:			Final Servi	ce:			201
Name:	Connie C. Gingher		Served: (Personally Adu	ılt In Charge ·	Posted · Other	2014CV663
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	:	Adult In Charge:	Connie			/663
Phone:	570-752-7442	DOB:	Relation:	De De	Tax Colle	ocher	
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Name:	PHELAN & HALLINAN LI	P	Phone:	215-563-7000			LINCOLN AVENUE, BERWIC
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BERWICK BORO	FOR: COLUMBIA C	ounty		DATE 03/01/2014		LL NO. 3267
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	
Connie C Gingher 1615 Lincoln Ävenue Berwick PA 18603 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM	GENERAL SINKING FIRE LIGHT	16,070	9.146 1.345 1.25 1.75	144.04 21.18 19.69 27.56	146.98 21.61 20.09 28.12	161.68 23.77 21.09
CLOSED WEDNESDAY & FRIDAYS CLOSED HOLIDAYS	BOROIRE		11.1	174.81	178.38	187.30
PHONE:570-752-7442	The discbunt & penalty have been calculated for your convenience	PAY THIS AM		387.28 April 30 If paid on or before	June 30	423.37 June 30 If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS DAVIS LOREN R 210 ORCHARD STREET	REQUESTED	Discount	2 % 10 %	WP 2 % 5 %	to c	s tax returned ourthouse on: uary 1, 2015
BERWICK PA 18603	:	210 N ORCH/ .0981 Acres	ARD ST	Land	2,501 3,569	
f you desire a receipt, send a self-addressed stamped envelopment THIS TAX NOTICE MUST BE RETURNED WITH Y		То	tal Assessi	ment 1	6,070	FILE COPY

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:

BERW

DAVIS LOREN R

1421 SPRING GARDEN AVE

BERWICK, PA 18603-2617

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Homestead/Farmstead Applied

Bill Date: 7/1/2014

Bill#: 908

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 Τ= 16.070 The second of th

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	719.13
	*	,
HOMESTEAD EXCLUSION	(4,067.00)	(182 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.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	RGO				Case	Number
LOREN R I	DAVIS					4CV663
		SERVICE CO	VER SHE	EET		···
Service De	tails;					
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Manner:	< Not Specified >	The transfer of the control of the c	Expires:	garana kan masasa. P B	Warrant:	7/0
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Name:	OCCUPANT	The statement of the state of t	Served:	Personally · Adu	ilt In Charge	Posted) Other
Primary Address:	210 NORTH ORCHARD STE BERWICK, PA 18603	REET	Adult In Charge:			Se Marine
Phone:	_	OB:	Relation:			expect the xt.
A 14 4-	and the second of the second o	ATT CONTRACTOR			e de respersa de prese	en er er er er er er er er er er er er er
Alternate Address:		<u>:</u>	Date:	7/7/14	Time:	14:57
Phone:			Deputy:	4912	Mileage:	
Attorney / C	Originator:					N
Name:	PHELAN & HALLINAN LLP	electronic de la companya de la companya de la companya de la companya de la companya de la companya de la comp	Phone:	215-563-7000		
Service Att	empts:					
Date:						
Time:	Andrew Company of the					***************************************
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Deputy:						TO THE PERSON NAMED AND ADDRESS OF THE PERSON OF THE PERSO
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CCUPAN'

2014CV663

210 NORTH ORCHARD STREET, BERWICK, PA 18603

8603 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA	RGO			Case Number
LOREN R	DAVIS			2014CV663
	SERVICE CO	OVER SH	EET	
Service De	talls:			· · ·
Category:	Real Estate Sale - Sale Notice			Zone:
Manner:	< Not Specified >	Expires:	The state of the s	Warrant: //
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Address:	BERWICK, PA 18603	Charge:		
Phone:	DOB:	Relation:	<u> </u>	
Alternate		Date:	gradient de la constant anno de la constant an	Time:
Address:				
Phone:		Deputy:		Mileage:
Attorney / (Originator:			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service Att	empts:			
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BEACON CONSUMER DISC

014CV663

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

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. 17th 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)

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 failts 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 conneciton 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-QV-663) TOTAL 1,350.00 1,350.00 0.00 SAFEGUARD, LITTE USA SESIA CKASESTAL ginal document printed on chemical reactive paper with microprinted border: TD Bank, NA Phelan Hallinan, LLP 001435369 One Penn Center Ste 1400 3-180/360 Philadelphia, PA 19103 DATE AMOUNT 7/2/2014 ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars TO THE Sheriff of Columbia County ORDER 35 W Main Street OF Bloomsburg, PA 17815

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AUTHORIZED SIGNATURE

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Syl

COLUMBIA COUNTY TAX C

PO BOX 380, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. LOREN R I						Number 4CV663
		SERVICE	COVER SH	EET		
Service De	tails:					
Category:	Real Estate Sale - Sale N	lotice		and the second second second	Zone:	
Manner:	< Not Specified >		Expires:		Warrant:	7/6
Notes:	PLAINTIFF NOTICE OF S	SHERIFF'S SALE	AND DEBTOR'S R	RIGHTS	and the control of th	en e en ar a a a a a a a a a a a a a a
Serve To:			Final Servi	ce:	······································	
Name:	Columbia County Tax O	ffice	Served:	Personally A	dult In Charge	Posted · Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Denise	Siegel	
Phone:	570-389-5649	DOB:	Relation:	Tax Chim	1 auguner	of CRIK
Alternate Address:	Control of the contro	The company of the contract of	Date:	7/2/14	Time:	08 20
Phone:	the second secon	e de la companya del companya de la companya de la companya del companya de la co	Deputy:	7	Mileage:	Access of the continuous of
Attorney / C	Originator:					
Name:	PHELAN & HALLINAN LL	P	Phone:	215-563-7000		
Service Att	empts:					
Date:						
Time:						THE PERSON NAMED IN COLUMN TO SERVICE OF SER
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REAL ESTATE OUTLINE

ED# 110 80 2014

DATE RECEIVED	7-1-20	14		
DOCKET AND INDEX	2016	10 V 663		
				
CHECK FO	OR PROPER	INFO.		
WRIT OF EXECUTION	1	À		
COPY OF DESCRIPTION	ON	*		
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NON-MILITARY AFFI	DAVIT	<u> </u>		
NOTICES OF SHERIFF	SALE	X		
WAIVER OF WATCH	MAN.			
AFFIDAVIT OF LIENS	LIST	<u> </u>		
CHECK FOR \$1,350.00	OR		CK# (001433495
IF ANY OF ABOVE	IS MISSING	G DO NOT PR	OCEED	
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SALE DATE		Sept 17	TIME_	9.00 mg
POSTING DATE		,		
ADV. DATES FOR NE	WSPAPER	1 ST WEEK		
		2 ND WEEK		
		3 RD WEEK		

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

	Pa.R.C.P. 3180-3183	and Rule 32	257
Wells Fargo Bank, N.A. s/b/m to W	achovia Bank, National		COURT OF COMMON PLEAS
Association			CIVIL DIVISION
VS.	:		NO.: <u>2014-CV-663</u>
Loren R. Davis			3014-ED-110
Commonwealth of Pennsylvania:			COLUMBIA COUNTY
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: 210 North Orchard Street, Berwick, PA 18603-3505 (See Legal Description attached)

Amount Due Interest from 07/02/2014 to Date of Sale @ \$5.28 per diem

\$32,105.44 \$___ and costs.

Dated JACIA, ACIA

PH# 945236

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

Bay Cour. Est. Let Werday 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.

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

Loren R. Davis : NO.: 2014-CV-663

<u>VERIFICATION OF NON-MILITARY SERVICE</u>

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	INSTRUCTIONS: Plea	se type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	URN readability of all copies.	Do not detach any copies.
	Expiration date	
Plaintiff The Theorem 1971	No : 2014 CV 4	663
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Assoc	ation	
Defendant	Type or Writ of	Complaint
Loren R. Davis	EXECUTION	N/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	RVICE OR DESCRIPTION OF PROPERTY TO BE	CLOSED ASSESSMENT OF SALE
LOREN R. DAVIS	A SECTION OF THE PROPERTY TO BE	CHIVIED ATTACHED OR SALE
AT ADDRESS (Street or RFD, Apartment Nd., City, Burg, Twp., State and	in Code)	
210 North Orchard Street	, costy	
Berwick, PA 18603-3505		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	N EXPEDITING SERVICE.	· · · · · · · · · · · · · · · · · · ·
i i		
SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW		
NOW,	PA do hereby deputize the Sheriff of	
The state of the witch and make retain diction according to law.		
:	Sheriff of COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRITE OF EVERYDRIAN, NO. WATER	· ·	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody o	OF WATCHMAN — Any deputy shoriff levyir	g upon or attaching any
adactiment without habitity on the part of such depility or shoriff to any plainti	herein for any loss, destruction or removal of	ig person of fevy or any such property before
shoriff's sale thereof.	the state of the s	any such property bettere
Signature of Atterney or other Originator requesting service on behalf of XX Plain	er T. I. I. I. I. I. I. I. I. I. I. I. I. I.	
Def Late	adapt	Date
ADMRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouley	d, Suite 1400 (215)563-7000	
Philadelphia, PA 19103-1814	i '	
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SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETUR	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 Associatio	No : 2014-CV 663
Defendant Loren R. Davis	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
AT ADDRESS (Street or RED, Apartanent Not. City, Born, Twn, Strite and Zip Co	CE OR DESCRIPTION OF PROPERTY TO BE LEVED, ATTACHED OR SALE.
1421 Spring Garden Avenue	
Berwick, PA 18603-2617	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E.	KPEDITING SERVICE.
SERVE DEFENDANT WITH THE NOTICE OF SALE.	
NOW,	do hereby deputize the Sheriff of
	Sheriff of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W property under within writ may leave same without a watchman, in custody of who attachment without liability on the part of such deputy or sheriff to any plaintiff her sheriff's sale thereof.	never is found in possession, after polifying passess of laws as
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendan ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814	Telephone Number Date tuite 1400 (215)563-7000
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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

v.

Plaintiff

Loren R. Davis

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2014-CV-663</u>

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.

Phoran Hallinan, LLP

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National
Association
Plaintiff
CIVIL DIVISION
NO.: 2014-CV-663

Loren R. Davis

Defendant(s) : COLUMBIA COUNTY

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 repuled Owner(s):

Name Address (if address cannot be reasonably ascertained,

please so indicate)

Loren R. Davis 1421 Spring Garden Avenue

Berwick, PA 18603-2617

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

Loren R. Davis 1421 Spring Garden Avenue

Berwick, PA 18603-2617

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)

Beacon Consumer Discount Company 106 West Front Street

Berwick, PA 18603

Pennsylvania Housing Finance Agency 211 North Front Street

P.O. Box 15206 Harrisburg, PA 17105

Pennsylvania Housing Finance Agency 211 North Front Street

P.O. Box 15530

Harrisburg, PA 17105

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)

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.

6/30/14 Date:

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

Loren R. Davis

COURT OF COMMON PLEAS

: CIVIL DIVISION

Plaintiff:

: NO.: 2014-CV-663

vs.

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 Sopt. 17 material at 9:00 mm 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 <u>215-563-7000</u>.
- 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

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 Decd 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 Ordhard Street Berwick, PA 18603-3505

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

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

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

Loren R. Davis

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

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 Hailinan, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A. s/b/m to Wacl		· · -
VS.	Plaintiff	OF COLUMBIA COUNTY
va.		No.: 2014-CV-663
Loren R. Davis		
	Defendants	 ISSUED
		High Sheriff of Columbia County, Pennsylvania, do
		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintiff.		
Detendants alteged address is		
	-	
		Sheriff, Columbia County, Pennsylvania
		By
		ByDeputy Sheriff
Now	AFFIDAVIT OF S	GERVICEO'Clock m., served the within
	i	at
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to	<u>:</u>	the contents thereof.
	:	
Sworn and Subscribed before me		So Answers,
this		
day of	20	
		BY:
Notary Public		Sheriff
		20 See return endorsed bereon by Sheriff of
		and a second district the second of this in the
		County, Pennsylvania, and made a part of this
return		
		So Answers,
		Sheriff
		-
		Donut Chader
		Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE		INSTRUCTIONS: Please t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT	OF RETURN	readability of all copies. Do	o not detach any copies.
Plaintiff		Expiration date	
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, Nation	nal Association	No.: <u>2014-CV</u> -663	
Defendant		Type or Writ of Cor	mplaint
Loren R. Davis		EXECUTION/N	OTICE OF SALE
SERVE (NAME OF INDIVIDUAL, COMPANY, CORPORATION		SCRIPTION OF PROPERTY TO BE LE	VIED, ATTACHED OR SALE.
AT ADDRESS (Street or RED, Apartment No., City Boro, Tw 210 North Orchard Street	p., State and Zip Code)		
Berwick, PA 18603-3505			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION TRAT WIL	L ASSIST IN EXPEDITE	NG SERVICE	
PLEASE POST THE PREMISES WITH THE SHER NOW.	IFF'S HANDBILL	OF SALE.	, <u>, , , , , , , , , , , , , , , , , , </u>
NOW, 20_, I Sheriff of OLUMB County, to execute the within and make return thereof according to law	IA County, PA do hereby	deputize the Sherill of	
			
		f COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B.	WAIVER OF WATCHM	AN — Any deputy sheriff levying u	900 or attaching any
property under within writ may leave same without a watchman, in attachment without liability on the part of such deputy or sheriff to	r custody of whomever is I any plaintiff berein for an	ound in possession, after notifying p volves, destruction or removal of any	erson of levy or
sheriff's sale thereof.	any partition description des	y to an desident of felloval of any	socii property ocioic
Signature of Attorney or other Originator requesting service or behalf o	L XX Distantiff	Telephone Number	T'D.
Oto M	Defendant	retephone Nontoer	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kenna Philadelphia, PA 19103-1814	edy Boulevard, Suite 1400	(215)563-7000	
SPACE BELOW FOR USE OF SE	HERIFF ONLY -	DO NOT WRITE RELO	W THIS LINE
PLAINTIFF	MARKET ONE	Court Number	717 THIS LINE
:			
		m	, <u></u>
TATIONALITY			
RETURNED: AFFIRMED and subscribed to before me this	day SO ANSWER		
AT PROVIDE and subscitore to before the this	day SO ANSWER: Signature of D		Date
	-		
of	20 Signature of Si	neri M	I Note
	inguature of Si	ici ii	Date
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PHILADELPHIA DISTRICT OFFICE

900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING

PHILADELPHIA PA 19107

US SMALL BUSINESS

ADMINISTRATION

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OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE

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HARRISBURG PA 17105

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COMMONWEALTH OF PA

Tracking #: Doc Ref #: 71901140006000031834

Postage

2014ED110 5.3400

HARRISBURG PA 17128

DATE 6/25/2014

AMOUNT ****\$1,350.00

AY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

AUTHORIZED SIGI

Frans S. William AUTHORIZED SIGNATURE

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~coun4 8899\$@Op8h10v0s0b100TA036001808A 361508666C