

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Charles Helwig

NO. 130-14 ED NO. 1673-13 JD

DATE/TIME OF SALE: November 19, 2014 at 9:00 am

BID PRICE (INCLUDES COST) \$ 1883.22

POUNDAGE - 2% OF BID \$ 37.66

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1920.88

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):

John J. Muel
Agent for Phelan, Hallinan

TOTAL DUE: \$ 1920.88

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 570.88

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
CHARLES HELWIG

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. : 2013CV1673

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,118.22
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	\$135.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

Total Sheriff Costs \$1,816.22

Distribution Costs

Recording Fees	\$67.00
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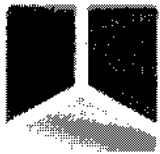
Total Distribution Costs \$67.00

Grand Total: \$1,883.22

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

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

Columbia County Sheriff's Office, Bloomsburg, PA



Phelan
Hallinan
Diamond & Jones, LLP

Representing Landlords in Pennsylvania

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

KINYON LANIER
Legal Assistant,

January 15, 2015

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

Re: CHARLES M. HELWIG
358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830
2013-CV-1673

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **WELLS FARGO BANK, NA**, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER
For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, NA

PH # 933705

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

A. CORRESPONDENT - All inquires may be directed to the following person:

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

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document 1/15/15 Grantee(s)/Lessee(s) WELLS FARGO BANK, NA
Street Address PO Box 380, W. Main Street	Street Address 3476 STATEVIEW BOULEVARD
City State Zip Code Bloomsburg PA 17815	City State Zip Code FORT MILL SC 29715

D. REAL ESTATE LOCATION

Street Address 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830	City, Township, Borough BLOOMSBURG TOWN
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County COLUMBIA	School District BLOOMSBURG	Tax Parcel Number 05E-03-061-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$1,883.22 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$1,883.22
4. County Assessed Value \$24,389.00	5. Common Level Ratio Factor x 3.61	6. Fair Market Value = \$88,044.29

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession (Name of Decedent) Estate File Number
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment)
- ☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)
- ☐ *Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party KINYON LANIER	Date 1/15/15
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

TD Bank, NA
3-180/360

001476199

DATE
11/24/2014

AMOUNT
****\$570.88

PAY FIVE HUNDRED SEVENTY AND 88 / 100 Dollars

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

SYB [933705] 358-360 MILLER AVENUE (2013-CV-1673)


AUTHORIZED SIGNATURE

⑈001476199⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>4.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>358.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1118.72</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1343.72</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	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1883.22

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

David A. Blakesley
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: WELLS FARGO BANK, NA
vs. CHARLES M. HELWIG
No.: 2013-CV-1673

Dear Sir/Madame:

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

Thank you for your cooperation.

Sincerely,

David A. Blakesley
cc: Prothonotary of COLUMBIA COUNTY

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

WELLS FARGO BANK, NA

Plaintiff

vs.

CHARLES M. HELWIG

Defendant

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS

:
: CIVIL DIVISION

:
: NO. 2013-CV-1673
:

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

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter was sent by regular mail, to CHARLES M. HELWIG on 9/25/2014 in accordance with the Order of Court dated 3/24/2014. The property was posted on 10/6/2014.

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

DATE: 10/22/14

Phelan Hallinan, LLP

By: Michelle J. Stranen

Michelle J. Stranen, Esq., Id. No. 208793
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA

Plaintiff

v.

CHARLES M. HELWIG

Defendant

CIVIL DIVISION

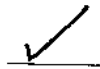
NO. 2013-CV-1673

ORDER

AND NOW, this 24th day of March, 2014, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant CHARLES M. HELWIG by:



REGULAR MAIL TO CHARLES M. HELWIG at 358-360
MILLER AVENUE, BLOOMSBURG, PA 17815-1830 Service
by mail is complete upon the date of mailing



POSTING 358-360 MILLER AVENUE, BLOOMSBURG, PA
17815-1830

BY THE COURT:

/s/ Thomas A. James Jr.

PH # 933705

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

FILED
PROTHONOTARY
2014 MAR 24 P 2:08
CLERK OF COURTS OFFICE
JUDICIAL CENTER
HARRISBURG, PA

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
2		Charles M. Helwig 359-360 Miller Avenue Hoonshurg, PA 17315-1830		
3	****			
4	****			
5				
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15		Mr. Charles M. Helwig		
Total Number of Pieces Listed by Sender		PH: 933705		
Total Number of Pieces Received at Post Office		Columbia		
		Postmaster, Per (Name of Receiving Employee)		

DWR-CERTIFICATE OF MAILING-NOS
 CODE-1120

PLAINTIFF
WELLS FARGO BANK, NA

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 933705

DEFENDANT
CHARLES M. HELWIG

SERVICE TEAM/sp
COURT NO.: 2013-CV-1673

SERVE CHARLES M. HELWIG AT:
358-360 MILLER AVENUE
BLOOMSBURG, PA 17815-1830

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 11/19/2014

****PLEASE POST THE PROPERTY***

SERVED

Served and made known to CHARLES M. HELWIG, Defendant on the 6ST day of OCTOBER, 2014, at 6:30 PM o'clock P.M., at 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

_____ an officer of said Defendant's company.

XX Other: POSTED THE PROPERTY

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

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

DATE: 10-06-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the 6ST day of OCTOBER, 2014, at 6:30 o'clock P.M., I, J. NEUBAUER a competent adult hereby state that Defendant NOT FOUND because:

☒ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: ABANDONED

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

BY: John Neubauer

PRINTED NAME: JOHN NEUBAUER

ATTORNEY FOR PLAINTIFF

Lawrence T. Pheasant, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Jay B. Jones, Esq., Id. No. 86657
Andrew L. Spivack, Esq., Id. No. 84439
Chrisovalante P. Flakos, Esq., Id. No. 94620
Courtney R. Dunn, Esq., Id. No. 206779
Mario J. Hanyon, Esq., Id. No. 203993
Matthew G. Brushwood, Esq., Id. No. 310592
Justin F. Kobaski, Esq., Id. No. 200392
Adam Davis, Esq., Id. No. 203034
Joseph E. DeBarberie, Esq., Id. No. 315421
Michael Dingerdissan, Esq., Id. No. 317124

29

9/5

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

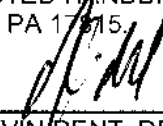


WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SHERIFF'S RETURN OF SERVICE

10/10/2014 02:30 PM - DEPUTY KEVIN DENT, 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 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815.


KEVIN DENT, DEPUTY

SO ANSWERS,

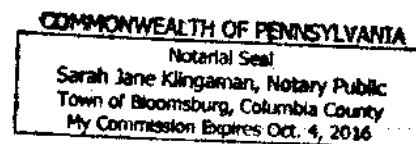

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 14, 2014

NOTARY

Affirmed and subscribed to before me this

14TH day of OCTOBER, 2014





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

For Cheryl S. Hall, Esq. Tel: 215.261.1100

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, NA
Plaintiff

v.

Charles M. Helwig
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1673**
:
: **Columbia County**
:


CERTIFICATION

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

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

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

By: _____


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

PHILAN 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, NA

vs.

Charles M. Helwig

: **Columbia County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1673**
:

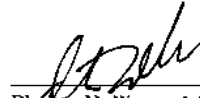
VERIFICATION OF NON-MILITARY SERVICE

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) Charles M. Helwig 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 Charles M. Helwig is over 18 years of age and resides at 358-360 Miller Avenue, Bloomsburg, PA 17815-1830.

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

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

Jessica Gliwa
Legal Assistant

Representing Lenders in
Pennsylvania

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

No.: 2013-CV-1673
No.: 2014-ED-130

Re: **WELLS FARGO BANK, NA VS. CHARLES M. HELWIG**
No.: 2013-CV-1673, No.: 2014-ED-130

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 11/19/2014 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:

Jessica Gliwa, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff,

v.

CHARLES M. HELWIG
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-1673
: No.: 2014-ED-130

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".



Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Date: 10/13/18

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and
Address
Of Sender

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

AZK/CET - 11/19/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 358-360 MILLER AVENUE BLOOMSBURG, PA 17815-1830	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	Tenant/occupant 358 MILLER AVENUE BLOOMSBURG, PA 17815	\$0.47
5	****	Tenant/occupant 360 MILLER AVENUE BLOOMSBURG, PA 17815	\$0.47
6	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
7	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
8	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
9	****	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: CHARLES M. HEWIG (COLUMBIA) PH # 933705/1021 Page 1 of 1 Writ Team			\$4.23

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of negotiable 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 S913 and S921 for limitations of coverage.

Postmaster, Per (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

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: 358-360 MILLER AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10/10/14

Time:

1430

Deputy:

5

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)

2013CV1673

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SHERIFF'S RETURN OF SERVICE

08/21/2014 I, DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: CHARLES HELWIG, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS AS "NOT FOUND" AT 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815.


KEVIN DENT, DEPUTY

SO ANSWERS,

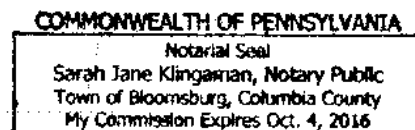

TIMOTHY T. CHAMBERLAIN, SHERIFF

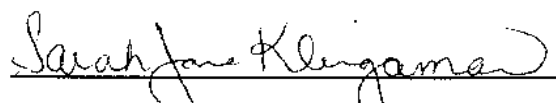
August 21, 2014

NOTARY

Affirmed and subscribed to before me this

21ST day of AUGUST, 2014





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

© 2011 CountyClerk Sheriff Services, Inc.

130

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

REAL ESTATE TAX CERTIFICATION

Date: 09/11/2014

Fee: \$5.00

Cert. NO: 18952

HELWIG CHARLES M
360 MILLER AVE
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20110 -1200
Location: 358-360 MILLER AVE
Parcel Id:05E-03 -061-00,000

Assessment: 24,389
Balances as of 09/11/2014

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: CHARLES HELWIG
Primary Address: 358-360 MILLER AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	8-18-14	8-20-14				
Time:	14:05	1220				
Mileage:						
Deputy:	4	5				

Service Attempt Notes:

1. 8-18-14 Vacant House #4

2. SAME ADDRESS ON J-NET

3.

4.

5.

6.

HELWIG, CHARLES

2013CV1673

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

[\(/driverinfo/\)](/driverinfo/)

Driver Details

Driver Demographics

Driver License Number: 28 291 337

Driver Name: HELWIG, CHARLES M

Date Of Birth: 11/28/1987

Gender: M

Height (inches): 70

Eye Color: (BL) BLUE

Organ Donor: YES

Veteran Status: NOT DECLARED

Driver Address:

360 MILLER AVE
BLOOMSBURG, PA 17815

[View Map](#)

[Driver History](#)

Driver License

Issue Date: 02/14/2013

Expiration Date: 11/29/2016

Duplicate Count: 00

Suspension Information: (0) No suspension

Endorsements: N.A.

Record Type: (B4) 4YR LIC/LP

Restrictions: (1) CORRECTIVE LENSES

License Class: (C) SINGLE VEH
<= 26,000

Commercial Restrictions: N.A.

CDL Medical Certification Status:

N.A.

CDL Downgraded Date: N.A.

CDL Medical Self Certification:
N.A.

Photo History

Photo Record 1 of 3



Charles M. Helwig

Photo Record 2 of 3

Photo Capture Data

Photo Date : 03/16/2013 10:45:20

Location: (019) BERWICK

Viisage Control ID:
201301901@075019

Station ID: 01

Operator ID: bemanning

Driver Info

Driver License

Number: 28 291 337

County: COLUMBIA

Date of Birth:

11/28/1987

License Card Type:

DRIVER'S LICENSE

Photo Record 3 of 3

[View PDF \(/driverinfo/pdf?id=-1&type=demog&_id=1408551649436\)](/driverinfo/pdf?id=-1&type=demog&_id=1408551649436)

Wells Fargo Bank, NA	:	COURT OF COMMON PLEAS
	:	
	Plaintiff	: CIVIL DIVISION
	:	
vs.	:	NO.: <u>2013-CV-1673</u>
	:	
Charles M. Helwig	:	
	Defendant(s)	: Columbia County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Charles M. Helwig
358-360 Miller Avenue
Bloomsburg, PA 17815-1830**

****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 **358-360 Miller Avenue, Bloomsburg, PA 17815-1830** is scheduled to be sold at the Sheriff's Sale on Nov. 19th 2014 at 9:00 A.M. in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$103,163.24** obtained by **Wells Fargo Bank, NA** (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. **2013-CV-1673**

Wells Fargo Bank, NA

v.

Charles M. Helwig

owner(s) of property situate in **BLOOMSBURG TOWN, COLUMBIA County, Pennsylvania,**
being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

Parcel No. 05E-03-061-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$103,163.24**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley;

THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss;

THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley;

THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley;

THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

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

Wells Fargo Bank, NA

vs.

Charles M. Helwig

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1673

2014-ED-130
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 358-360 Miller Avenue, Bloomsburg, PA 17815-1830
(See Legal Description attached)

Amount Due

\$103,163.24

Interest from 08/02/2014 to Date of Sale

\$_____ and costs.

@ \$16.96 per diem

Dated

Aug 8, 2014
(SIAL)

PH # 933705

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

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

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



71901140006000035443

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

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-1673

Charles M. Helwig

Defendant(s) : Columbia County

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles M. Helwig
358-360 Miller Avenue
Bloomsburg, PA 17815-1830

*****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 358-360 Miller Avenue, Bloomsburg, PA 17815-1830 is scheduled to be sold at the Sheriff's Sale on Nov. 19th 2014 at 9:00 A.M. in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$103,163.24 obtained by Wells Fargo Bank, NA (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 OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 135

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 358-360 MILLER AVENUE
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-18-14

Time: 1305

Deputy: 5-8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 8-18-14

Time: 14:05

Mileage:

Deputy: 4

Service Attempt Notes:

1. - 8-18-14 · Vacant House · #14

2.

3.

4.

5.

6.

OCCUPANT

2013CV1673

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 130

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Mary F. Ward

Relation:

Tax Office

Date:

8-18-14

Time:

1340

Deputy:

4

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.

WARD, MARY F.

2013CV1673

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
CHARLES HELWIG

Case Number
2013CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 130

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 8-15-14

Time: 2:10

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2013CV1673 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
VS.
CHARLES HELWIG

Case Number
2013CV1673

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 130

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Debbie Miller

Relation: Clerk

Date: 08/15/14 Time: 1405

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

2013CV1673

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

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 08/14/14

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1003271
Description: **Charles Helwig Sheriff Sale**
Run Dates: **10/29/14 to 11/12/14**
Class: 2
Agate Lines: 204
Blind Box:

Total Ad Cost \$1,118.22
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/29/14	11/12/14	3	\$1,118.22

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1673

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, NOVEMBER 19, 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 piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the corner of Centre Street and an alley; THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss; THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley; THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley; THENCE along said alley Westwardly 188 feet to the place of BEGINNING. Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of and fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656. There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house. THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankuski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 06E-03-061-00.000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

PROPERTY ADDRESS: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 06E-03-061-00.000

Seized and taken into execution to be sold as the property of CHARLES HELWIG in suit of WELLS FARGO BANK, N.A.

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

Document Receipt

Trans #	3546	Carrier / service	USPS Server	First-Class Mail®	8/14/2014 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 #:	71901140006000035443
Doc Ref #:	2014ED130
Postage	5.3400

PHILADELPHIA PA 19107

130

Document Receipt

Trans #	3545	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000035436

Doc Ref #: 2014ED130

Postage 5.3400

HARRISBURG PA 17105

130

Document Receipt

Trans #	3544	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000035429

Doc Ref #: 2014ED130

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

Trans #	3547	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035450

Doc Ref #: 2014ED130

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3547	Carrier / service:	USPS Server	First-Class Mail®	8/14/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000035450

Doc Ref #: 2014ED130

Postage 5 3400

PHILADELPHIA PA 19106

130

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV1673

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, NOVEMBER 19, 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 piece and parcel of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING on the corner of Centre Street and an alley; THENCE Southwardly 41 feet and 6 inches along said Centre Street to a lot now or formerly owned by Charles Heiss; THENCE in an Eastwardly direction along said Heiss lot 188 feet to Miller's Alley; THENCE Northwardly along said alley 41 feet and 6 inches to the aforesaid alley; THENCE along said alley Westwardly 188 feet to the place of BEGINNING.

Containing one thousand eight hundred and two square feet of land, be the same more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land fronting on Center Street approximately 41 1/2 feet and being of equal width Eastwardly therefrom approximately 125 feet and 8 inches as contained in Deed dated March 3, 1929 and remaining of record in Columbia County Deed Book 105, at Page 656.

There is erected on these premises, fronting on Miller Avenue, a double two and one-half story frame dwelling house.

THIS conveyance is subject to all the restrictions, reservations and conditions as appear in prior Deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Helwig, by Deed from John D. Krankoski, single and Theresa M. Baylor, unmarried, dated 01/31/2011, recorded 02/03/2011 in Instrument Number 201101200.

Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

PROPERTY ADDRESS: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-03-061-00,000

Seized and taken into execution to be sold as the property of CHARLES HELWIG in suit of WELLS FARGO BANK, N.A..

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

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

Wells Fargo Bank, NA

vs.

Charles M. Helwig

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-1673

2014-ED-130
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 358-360 Miller Avenue, Bloomsburg, PA 17815-1830
(See Legal Description attached)

Amount Due

Interest from 08/02/2014 to Date of Sale

@ \$16.96 per diem

\$103,163.24

\$____ and costs.

Dated

Aug 8, 2014
(SEAL)

PH # 933705

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

Clerk of the Court
1st Monday in 2015

REAL ESTATE OUTLINE

ED # 2014 ED 130

DATE RECEIVED 8/8/2014
DOCKET AND INDEX 2012 CV 1673

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>001445107</u>

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

SALE DATE Nov. 19th TIME 9:00am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-1673

Charles M. Helwig

:
Defendant(s) : Columbia County
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles M. Helwig
358-360 Miller Avenue
Bloomsburg, PA 17815-1830

****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 **358-360 Miller Avenue, Bloomsburg, PA 17815-1830** is scheduled to be sold at the Sheriff's Sale on 11-19-14 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 \$103,163.24 obtained by Wells Fargo Bank, NA (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. **2013-CV-1673**

Wells Fargo Bank, NA

v.

Charles M. Helwig

owner(s) of property situate in **BLOOMSBURG TOWN, COLUMBIA** County, Pennsylvania,
being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

Parcel No. 05E-03-061-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$103,163.24**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA

Plaintiff

v.

CHARLES M. HELWIG

Defendant

CIVIL DIVISION

NO. 2013-CV-1673

2014 - ED-130

ORDER

AND NOW, this 24th day of March, 2014, after

consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of Court, it is hereby:

ORDERED that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is permitted on Defendant CHARLES M. HELWIG by:



REGULAR MAIL TO CHARLES M. HELWIG at 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830 Service by mail is complete upon the date of mailing



POSTING 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

BY THE COURT:

/s/ Thomas A. James Jr.

PH # 933705

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

FILED
PROTHONOTARY
2014 MAR 24 P 2:08
CLERK OF COURTS OFFICE
COUNTY OF CALAMORE

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff

vs.

CHARLES M. HELWIG

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2013-CV-1673

ORDER

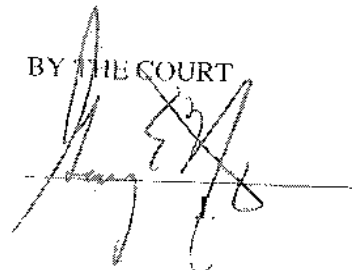
AND NOW, this 14 day of June, 2014 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$89,401.15
Interest Through August 1, 2014	\$5,475.82
Late Charges	\$179.82
Legal fees	\$1,900.00
Cost of Suit and Title	\$815.66
Property Preservation	\$71.72
Mortgage Insurance Premium/ Private Mortgage Insurance	\$658.36
Mortgage Insurance Premium to be Paid Prior	\$195.51
Escrow to be Paid Prior	\$948.88
Escrow Deficit	\$3,546.95
Suspense/Misc. Credits	(\$30.63)
TOTAL	\$103,163.24

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



CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PENNSYLVANIA

JUN 15 2014

FILED
PROTHONOTARY

933705

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Phone - 215-563-7000
Fax - 215-563-3826

Patricia Singiser
Ext. 1125

Representing Lenders in
Pennsylvania

August 6, 2014

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

RE: Wells Fargo Bank, NA
v.
Charles M. Helwig

No.: 2013-CV-1673

Action in Mortgage Foreclosure

Premises: 358-360 Miller Avenue, Bloomsburg, PA 17815-1830

FILED
PROTHONOTARY
2014 AUG -8 A 11:34
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

I would appreciate you issuing a Writ of Execution on the captioned property, and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for _____.

All of the necessary documents are enclosed, together with my check to your order in the amount of \$25.00, and the check to the order of the Sheriff in the amount of \$1,350.00 in payment of fees and costs.

Kindly, send me your receipt and a stamped copy of the Praecipe for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

If there are any questions concerning the above matter please contact me immediately.

Yours truly,

PAS/ CET for
Phelan Hallinan, LLP

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Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

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, NA

vs.

Charles M. Helwig

: **Columbia County**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2013-CV-1673**
:


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) Charles M. Helwig 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 Charles M. Helwig is over 18 years of age and resides at 358-360 Miller Avenue, Bloomsburg, PA 17815-1830.

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

Wells Fargo Bank, NA	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2013-CV-1673</u>
Charles M. Helwig	:	
Defendant(s)	:	
	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, NA, 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 **358-360 Miller Avenue, Bloomsburg, PA 17815-1830**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Charles M. Helwig	358-360 Miller Avenue Bloomsburg, PA 17815-1830

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Charles M. Helwig	358-360 Miller Avenue Bloomsburg, PA 17815-1830

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

4. Name and address of last recorded holder of every mortgage of record:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

5. Name and address of every other person who has any record lien on the property:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

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

Tenant/Occupant

358-360 Miller Avenue
Bloomsburg, PA 17815-1830

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

Tenant/Occupant

358 Miller Avenue
Bloomsburg, PA 17815

Tenant/Occupant

360 Miller Avenue
Bloomsburg, PA 17815

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

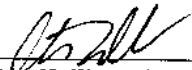
228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

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:

8/7/14

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

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Tax Parcel: 05E-03-061-00,000

Premises Being: 358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-1673**

Wells Fargo Bank, NA

v.

Charles M. Helwig

owner(s) of property situate in **BLOOMSBURG TOWN, COLUMBIA County, Pennsylvania,**
being

358-360 MILLER AVENUE, BLOOMSBURG, PA 17815-1830

Parcel No. 05E-03-061-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$103,163.24**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

Wells Fargo Bank, NA

Plaintiff

vs.

Charles M. Helwig

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-1673

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, NA

No.: 2013-CV 1673

Defendant
Charles M. Helwig

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
358-360 Miller Avenue

Bloomsburg, PA 17815-1830

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

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

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

Sheriff of COLUMBIA County, Penna

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

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

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, NA

No.: 2013 CV-1673

Defendant

Charles M. Helwig

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

CHARLES M. HELWIG

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

358-360 Miller Avenue

Bloomsburg, PA 17815-1830

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