

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo VS Shannon & Jamin Labaree
NO. 146-2014 ED NO. 211-2013 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST) \$ 213,133

POUNDAGE - 2% OF BID \$ 42,63

TRANSFER TAX - 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2173,96

PURCHASER(S): Marie Hanyou

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): Marie Hanyou

TOTAL DUE: \$ 2173,96

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 823,96

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO

vs.

Defendant
SHANNON LABOUR
JAMIN LABOUR

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, December 17, 201

Writ of Execution No. : 2013CV211

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 3460 OLD BERWICK ROAD, 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. | \$1,085.64 |
| 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 | \$195.00 |
| Service Mileage | \$10.00 |
| Distribution Form | \$25.00 |
| Copies | \$6.50 |
| Notary Fee | \$20.00 |
| Tax Claim Search | \$5.00 |
| Surcharge | \$140.00 |

Total Sheriff Costs **\$1,899.64**

Municipal Costs

| | |
|-------|----------|
| Sewer | \$164.69 |
|-------|----------|

Total Municipal Costs **\$164.69**

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$67.00 |
|----------------|---------|

Total Distribution Costs **\$67.00**

Grand Total: **\$2,131.33**

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)

by Columbia County Sheriff's Office



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 31, 2015

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

Re: SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344
2013-CV-211

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, N.A.**, 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, N.A.

PH # 808021

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) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

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

B. TRANSFER DATA

Date of Acceptance of Document **2/11/18**

| | | | |
|--|--|---|--------------------------|
| Grantor(s)/Lessor(s) Timothy Chamberlain | Telephone Number: (570) 389-5622 | Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A. | Telephone Number: |
| Mailing Address PO Box 380, W. Main Street | | Mailing Address 3476 STATEVIEW BOULEVARD | |
| City Bloomsburg | State PA | City FORT MILL | State SC |
| | ZIP Code 17815 | | ZIP Code 29715 |

C. REAL ESTATE LOCATION

| | |
|---|--|
| Street Address 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815-3344 | City, Township, Borough SCOTT TOWNSHIP |
|---|--|

| | | |
|---------------------------|--------------------------------------|---|
| County COLUMBIA | School District BLOOMSBURG | Tax Parcel Number 31-4C1-023-00,000 |
|---------------------------|--------------------------------------|---|

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

| | | |
|--|---|--|
| 1. Actual Cash Consideration \$ 2,131.33 (winning bid) | 2. Other Consideration + -0- | 3. Total Consideration = \$ 2,131.33 |
| 4. County Assessed Value \$ 27,928.00 | 5. Common Level Ratio Factor X 3.61 | 6. Fair Market Value = \$100,820.08 |

E. EXEMPTION DATA - Refer to instructions for exemption status.

| | | |
|--|--|--|
| 1a. Amount of Exemption Claimed \$100,820.08 | 1b. Percentage of Grantor's Interest in Real Estate 100% | 1b. Percentage of Grantor's Interest in Real Estate 100% |
|--|--|--|

2. 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

2/11/18

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

001505354

DATE
3/17/2015

AMOUNT
****\$823.96

PAY EIGHT HUNDRED TWENTY-THREE AND 96 / 100 Dollars

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

MOC [808021] 3460 OLD BERWICK ROAD (2013-CV-211)


AUTHORIZED SIGNATURE

46001
⑈001505354⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

NO. _____ vs. Labour
 ED NO. _____ JD DATE/TIME OF SALE _____

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>195.00</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>10.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>6.50</u> | |
| NOTARY | \$ <u>30.00</u> | |
| TOTAL ***** | | \$ <u>434.00</u> |

| | | |
|-----------------------|-------------------|-------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1085.64</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1310.64</u> |

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

| | | |
|-----------------------|----------------|----------------|
| REAL ESTATE TAXES: | | |
| BORO, TWP & COUNTY 20 | \$ | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ <u>5.00</u> | |
| TOTAL ***** | | \$ <u>5.00</u> |

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>164.67</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>164.67</u> |

| | | |
|----------------------|----|------------------|
| SURCHARGE FEE (DSTE) | | \$ <u>140.00</u> |
| MISC. _____ | \$ | |
| _____ | \$ | |
| TOTAL ***** | | \$ <u>-0-</u> |

TOTAL COSTS (OPENING BID) \$ 2131.33

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

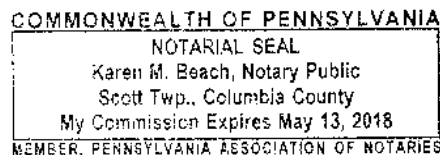
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 26, December 3 & 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....James T. Micklow.....

Sworn and subscribed to before me this 12th day of December 2014.

.....Karen M. Beach.....

(Notary Public)



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

.....

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, PA 17815
Phone ~ 570-784-6639 ~ Fax ~ 570-784-6553

December 10, 2014

Columbia County Sheriff's Office
Attn: Tim Chamberlin
PO Box # 380
35 West Main Street
Bloomsburg, PA 17815

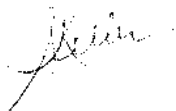
Reference Docket # 2013-CV-211
3460 Old Berwick Road, Bloomsburg, PA 17815

Dear Sheriff Chamberlin:

At this time, Scott Township Sewer Authority has an outstanding balance for User Fees Jamin D Labour and Shannon M Labour, for the property located at 3460 Berwick Road, Bloomsburg, PA 17818, Columbia County in the amount of \$164.69. Services dates for the fees in question are from July 29 – December 10, 2014.

Per your website the sale is to take place on Wednesday, December 10, 2014. If this sale were cancelled, Scott Township Authority would like to be notified as soon as possible.

Sincerely,



Sharon Keller
Administrative Assistant

cc P. Jeffrey Hill, Esquire
Scott Township Authority Board Members
File

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, N.A.
vs. SHANNON M. LABOUR and JAMIN D. LABOUR
No.: 2013-CV-211

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, N.A.

Plaintiff

vs.

SHANNON M. LABOUR
JAMIN D. LABOUR

Defendants

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2013-CV-211
:


**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 SHANNON M. LABOUR and JAMIN D. LABOUR on 11/20/2014 in accordance with the Order of Court dated 7/21/2014. The property was posted on 11/1/2014.

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.

Phelan Hallinan, LLP

DATE: 12/3/14

By: 
Jonathan Lobb, Esq., Id. No. 312174
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

Plaintiff

v.

SHANNON M. LABOUR
JAMIN D. LABOUR

Defendants

CIVIL DIVISION

NO. 2013-CV-2014-211

ORDER

AND NOW, this 21st day of July, 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 Defendants, **SHANNON M. LABOUR and JAMIN D. LABOUR**, by:

☒

REGULAR MAIL TO 3460 OLD BERWICK ROAD,
BLOOMSBURG, PA 17815-3344
Service by mail is complete upon the date of mailing

☐

CERTIFIED MAIL TO 3460 OLD BERWICK ROAD,
BLOOMSBURG, PA 17815-3344
Service by mail is complete upon the date of mailing

☒

POSTING 3460 OLD BERWICK ROAD, BLOOMSBURG, PA
17815-3344

BY THE COURT:

13/ Gary E. Norton

PH # 808021/LAS

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

CLERK OF COMMON PLEAS
COLUMBIA COUNTY, PA

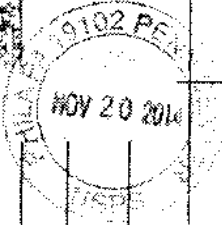
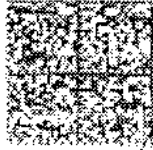
2014 JUL 22 PM 1:38

FILED
PROTHONOTARY

Name and
Address
of Sender

PHILAN HALLINAN LLP
One Penn Center at Suburban, Suite 1400
Philadelphia, PA 19103

U.S. POSTAGE & METS
0091501191 NOV 20 2014
\$002.60
02 17
2P 19103



| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|--|-------------------|--|---|
| 1 | **** | SHANNON M. LABOUR 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344 | |
| 2 | **** | JAMIN D. LABOUR 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344 | |
| 3 | **** | | |
| 4 | **** | | |
| 5 | | | |
| 6 | **** | | |
| 7 | **** | | |
| 8 | **** | | |
| 9 | **** | | |
| 10 | **** | | |
| 11 | **** | | |
| 12 | **** | | |
| 13 | **** | | |
| 14 | | | |
| 15 | | | |
| Total Number of Pieces Listed by Sender | | RE: LABOUR PH 808021 Total Number of Pieces Received at Post Office | Postmaster, Per (Name of Receiving Employee) COLUMBIA |

SPL-CERTIFICATE OF MAILING-NOS
CODE-1020

"AFFIDAVIT OF SERVICE

PLAINTIFF
WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH # 808021

DEFENDANT
SHANNON M. LABOUR
JAMIN D. LABOUR

SERVICE TEAM/Inn
COURT NO.: 2013-CV-2011

SERVE SHANNON M. LABOUR AT:
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: December 17, 2014

**IF SERVICE IS UNSUCCESSFUL, PLEASE POST PROPERTY
ON LAST ATTEMPT**

SERVED

Served and made known to SHANNON M. LABOUR, Defendant on the 1ST day of NOV., 2014, at 1:45 o'clock P.M., at 3460 OLD BERWICK RD 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 handed 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: 11-01-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the 1ST day of NOV., 2014, at 1:45 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

Date: 11-01-2014

PH - 808021

Shannon M. Labour

Jamin D. Labour

Process Server Check List

If Service is Made: Spouses Names if Applicable

Wife: _____

Husband: _____

Divorced: Yes () No ()

No Service Made:

1. Vacant: Yes (X) No ()

2. Is there a name on the mailbox? Is it the defendants?

No name on the mailbox.

3. Neighbor Contact: Yes () No (X)

Left Side: _____

Right Side: _____

4. For Sale Sign: Yes () No (X)

Realtor Name: _____

Company Name: _____

Phone Number: _____

5. Car in the Drive Way Yes () No (X)

Plate Number: _____

This home is being maintained by JP Morgan Chase Property Preservation.

E-mail: property.preservation@jpmchase.com. MCS Phone: 866-563-1100 and
614-310-1506. MCS, PO Box 247973, Columbus, Ohio 43224-7973

This is a home is a 2-story rundown 2000 SF property with a Garage/Shed in the
back yard. It is worth \$40K.

PLAINTIFF
WELLS FARGO BANK, N.A.

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 808021

DEFENDANT
SHANNON M. LABOUR
JAMIN D. LABOUR

SERVICE TEAM/ lnm
COURT NO.: 2013-CV-2011

SERVE JAMIN D. LABOUR AT:
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344
**IF SERVICE IS UNSUCCESSFUL, PLEASE POST PROPERTY
ON LAST ATTEMPT**

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: December 17, 2014

SERVED

Served and made known to JAMIN D. LABOUR, Defendant on the 1ST day of NOV., 2014 at 1:45 o'clock P. M., at 3460 OLD BERWICK RD. 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 handed 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: 11-01-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the 1ST day of NOV., 2014, at 1:45 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

6
177

Date: 11-01-2014

PH - 808021

Shannon M. Labour

Jamin D. Labour

Process Server Check List

If Service is Made:

Spouses Names if Applicable

Wife: _____

Husband: _____

Divorced: **Yes** () **No** ()

No Service Made:

1. **Vacant:** **Yes** (X) **No** ()

2. **Is there a name on the mailbox?** **Is it the defendants?**

 No name on the mailbox.

3. **Neighbor Contact:** **Yes** () **No** (X)

Left Side: _____

Right Side: _____

4. **For Sale Sign:** **Yes** () **No** (X)

Realtor Name: _____

Company Name: _____

Phone Number: _____

5. **Car in the Drive Way** **Yes** () **No** (X)

Plate Number: _____

 This home is being maintained by JP Morgan Chase Property Preservation.

 E-mail: property.preservation@jpmchase.com. MCS Phone: 866-563-1100 and

 614-310-1506. MCS, PO Box 247973, Columbus, Ohio 43224-7973

 This is a home is a 2-story rundown 2000 SF property with a Garage/Shed in the back yard. It is worth \$40K.

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.: 2013-CV-211
No.: 2014-ED-146

Re: WELLS FARGO BANK, N.A. VS. SHANNON M. LABOUR, and JAMIN D. LABOUR
No.: 2013-CV-211, No.: 2014-ED-146

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 12/17/2014 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
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, N.A.
Plaintiff,

v.

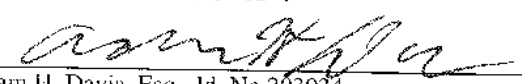
SHANNON M. LABOUR
JAMIN D. LABOUR
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2013-CV-211
: No.: 2014-ED-146

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: 11/19/14

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/JIN - 12/17/2014 SALE

| Line | Article Number | Name of Addressee, Street, and Post Office Address | Postage |
|---|----------------|--|---------|
| 1 | **** | TENANT/OCCUPANT 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344 | \$0.47 |
| 2 | **** | Shannon M. Labour & Jamin D. Labour C/O Patrick T. O'Connell, Esquire 14 WEST MAIN STREET BLOOMSBURG, PA 17815 | \$0.47 |
| 3 | **** | United Bank 21 TWELFTH STREET WHEELING, WV 26003 | \$0.47 |
| 4 | **** | Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 | \$0.47 |
| 5 | **** | Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 | \$0.47 |
| 6 | **** | Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 | \$0.47 |
| 7 | **** | 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: SHANNON M. LABOUR (COLUMBIA) PH # 808021/1021 | | | \$3.29 |

| | | | |
|--|---|---|---|
| Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of Receiving Employee) | The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage. |
|--|---|---|---|

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

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)

2013CV2011

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 10/31/2014

Fee: \$5.00

Cert. NO: 19236

LABOUR JAMIN D & SHANNON M
3460 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20061 -0086
Location: 3460 OLD BERWICK RD
Parcel Id: 31 -4C1-023-00,000

Assessment: 27,928
Balances as of 10/31/2014

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

By: Columbia County Sheriff, OS

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



71901140006000039335

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. | : | COURT OF COMMON PLEAS |
| | : | |
| Plaintiff | : | CIVIL DIVISION |
| | : | |
| vs. | : | NO.: <u>2013-CV-2011</u> 211 |
| | : | 2014-ED-146 |
| Shannon M. Labour | : | |
| Jamin D. Labour | : | COLUMBIA County |
| Defendant(s) | : | |

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SHANNON M. LABOUR
1610 ORANGE ST
BERWICK, PA 18603-2520**

**SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**JAMIN D. LABOUR
2420 SECOND STREET
BLOOMSBURG, PA 17815**

****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 **3460 Old Berwick Road, Bloomsburg, PA 17815-3344** is scheduled to be sold at the Sheriff's Sale on Dec. 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 \$98,305.71 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

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

570-441-5183

Serve To:

Name: SHANNON LABOUR

Primary Address: 610 GREEN STREET

Address: BERWICK, PA 18603

Phone: 1610 Orange St. DOB:

Alternate Address: 3480 OLD BERWICK ROAD

Address: BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: RYAN WILKINS

Relation: BOYFRIEND

Date: 10/17/14

Time: 1005

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 10/14/14

Time: 1345

Mileage:

Deputy: 5

Service Attempt Notes:

1. L/C AT 1610 ORANGE ST

2.

3.

4.

5.

6.

LABOUR, SHANNON

2013CV2011

610 GREEN STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 146

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: JAMIN LABOUR

Primary Address: 2420 SECOND STREET
BLOOMSBURG, PA 17815

Phone: DOB: 08/30/1977

Alternate Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

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: | 10/15/14 | 10/15/14 | 10-17-14 | | | |
| Time: | 1406 | 1413 | | | | |
| Mileage: | | | | | | |
| Deputy: | 5 | 5 | 4 | | | |

Service Attempt Notes:

1. Primary AOD is Empty
2. Alt AOD is Empty
3. 10-17-14 No New Forwarding Address Per Bloomsburg Post office #4
- 4.
- 5.
- 6.

LABOUR, JAMIN

2013CV2011

2420 SECOND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

Wells Fargo Bank, N.A.

vs.

Shannon M. Labour
Jamin D. Labour

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: 3460 Old Berwick Road, Bloomsburg, PA 17815-3344
(Sec Legal Description attached)

Amount Due

Interest from 04/02/2014 to Date of Sale
@ \$16.16 per diem

\$98,305.71

\$_____ and costs.

Barbara N. Silvette

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

Date: 09-19-14

(SEAL)

PH # 808021

| | | |
|------------------------|--------------|---|
| Wells Fargo Bank, N.A. | : | COURT OF COMMON PLEAS |
| | : | |
| | Plaintiff | : CIVIL DIVISION |
| | : | |
| vs. | : | NO.: <u>2013-CV-2011</u> <u>2014-ED-146</u> |
| | : | |
| Shannon M. Labour | : | |
| Jamin D. Labour | : | COLUMBIA County |
| | Defendant(s) | : |

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SHANNON M. LABOUR
1610 ORANGE ST
BERWICK, PA 18603-2520**

**SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344**

**JAMIN D. LABOUR
2420 SECOND STREET
BLOOMSBURG, PA 17815**

****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 **3460 Old Berwick Road, Bloomsburg, PA 17815-3344** is scheduled to be sold at the Sheriff's Sale on Dec 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 **\$98,305.71** obtained by **Wells Fargo Bank, N.A.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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-2011**

Wells Fargo Bank, N.A.

v.

Shannon M. Labour

Jamin D. Labour

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

3460 Old Berwick Road, Bloomsburg, PA 17815-3344

Parcel No. 31-4C1-023-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$98,305.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

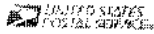
THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00,000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

Restricted Information



Detail COA Information

Home | Login

Back | New Search

Current COA Information (PAD)

Exclude COA

Move Type: FP Request: Added Effective Date: 06/01/2014 Orig Trans: 1414111190002130 Created On: 05/21/2014 Primary: LABO420
 Name: LABOUR JAMIN D
 Old Addr: 2420 2ND ST; BLOOMSBURG PA 17815-3113-20 Old CRID: C009
 New Addr: 4021 SMITH ST; BLOOMSBURG PA 17815-3436-21 New CRID: C007
 Label Print: ☒ 3982 ☐ Old Addr ☐ New Addr ☐ Schedule for Print

COARS History Record 1

Move Type: FP Request: Added Primary: LABO420
 Change Reason: CFPS Maint. Function: Added
 Effective Date: 06/01/2014
 Orig Trans : 1414111190002130
 Created On: 05/21/2014 09:27 Last Update: 05/21/2014
 Status: Active
 Last modified by: A438
 Machine ID: 1119
 Name: LABOUR JAMIN D
 Old CRID: C009
 Old 2420 2ND ST
 Address: BLOOMSBURG PA 17815-3113-20
 New CRID: C007
 New 4021 SMITH ST
 Address: BLOOMSBURG PA 17815-3436-21

OFFICIAL MAIL FORWARDING CHANGE OF ADDRESS ORDER

PLEASE PRINT name and address on label. Do not sign this order. (Do not sign this order.)

1. Change of Address (Do not sign this order.) 2. Forwarding (Do not sign this order.)

3. Date of Change: 06/01/14 4. Forwarding Date: 06/01/14

5. Name: LABOUR JAMIN D 6. Address: 4021 SMITH ST BLOOMSBURG PA 17815-3436-21

7. Old Address: 2420 2ND ST BLOOMSBURG PA 17815-3113-20

8. Old CRID: C009 9. New CRID: C007

10. Date of Change: 06/01/14 11. Forwarding Date: 06/01/14

12. Date of Change: 06/01/14 13. Forwarding Date: 06/01/14

14. Date of Change: 06/01/14 15. Forwarding Date: 06/01/14

16. Date of Change: 06/01/14 17. Forwarding Date: 06/01/14

18. Date of Change: 06/01/14 19. Forwarding Date: 06/01/14

20. Date of Change: 06/01/14 21. Forwarding Date: 06/01/14

22. Date of Change: 06/01/14 23. Forwarding Date: 06/01/14

24. Date of Change: 06/01/14 25. Forwarding Date: 06/01/14

26. Date of Change: 06/01/14 27. Forwarding Date: 06/01/14

28. Date of Change: 06/01/14 29. Forwarding Date: 06/01/14

30. Date of Change: 06/01/14 31. Forwarding Date: 06/01/14

32. Date of Change: 06/01/14 33. Forwarding Date: 06/01/14

34. Date of Change: 06/01/14 35. Forwarding Date: 06/01/14

36. Date of Change: 06/01/14 37. Forwarding Date: 06/01/14

38. Date of Change: 06/01/14 39. Forwarding Date: 06/01/14

40. Date of Change: 06/01/14 41. Forwarding Date: 06/01/14

42. Date of Change: 06/01/14 43. Forwarding Date: 06/01/14

44. Date of Change: 06/01/14 45. Forwarding Date: 06/01/14

46. Date of Change: 06/01/14 47. Forwarding Date: 06/01/14

48. Date of Change: 06/01/14 49. Forwarding Date: 06/01/14

50. Date of Change: 06/01/14 51. Forwarding Date: 06/01/14

52. Date of Change: 06/01/14 53. Forwarding Date: 06/01/14

54. Date of Change: 06/01/14 55. Forwarding Date: 06/01/14

56. Date of Change: 06/01/14 57. Forwarding Date: 06/01/14

58. Date of Change: 06/01/14 59. Forwarding Date: 06/01/14

60. Date of Change: 06/01/14 61. Forwarding Date: 06/01/14

62. Date of Change: 06/01/14 63. Forwarding Date: 06/01/14

64. Date of Change: 06/01/14 65. Forwarding Date: 06/01/14

66. Date of Change: 06/01/14 67. Forwarding Date: 06/01/14

68. Date of Change: 06/01/14 69. Forwarding Date: 06/01/14

69. Date of Change: 06/01/14 70. Forwarding Date: 06/01/14

70. Date of Change: 06/01/14 71. Forwarding Date: 06/01/14

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72. Date of Change: 06/01/14 73. Forwarding Date: 06/01/14

73. Date of Change: 06/01/14 74. Forwarding Date: 06/01/14

74. Date of Change: 06/01/14 75. Forwarding Date: 06/01/14

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78. Date of Change: 06/01/14 79. Forwarding Date: 06/01/14

79. Date of Change: 06/01/14 80. Forwarding Date: 06/01/14

80. Date of Change: 06/01/14 81. Forwarding Date: 06/01/14

81. Date of Change: 06/01/14 82. Forwarding Date: 06/01/14

82. Date of Change: 06/01/14 83. Forwarding Date: 06/01/14

83. Date of Change: 06/01/14 84. Forwarding Date: 06/01/14

84. Date of Change: 06/01/14 85. Forwarding Date: 06/01/14

85. Date of Change: 06/01/14 86. Forwarding Date: 06/01/14

86. Date of Change: 06/01/14 87. Forwarding Date: 06/01/14

87. Date of Change: 06/01/14 88. Forwarding Date: 06/01/14

88. Date of Change: 06/01/14 89. Forwarding Date: 06/01/14

89. Date of Change: 06/01/14 90. Forwarding Date: 06/01/14

90. Date of Change: 06/01/14 91. Forwarding Date: 06/01/14

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93. Date of Change: 06/01/14 94. Forwarding Date: 06/01/14

94. Date of Change: 06/01/14 95. Forwarding Date: 06/01/14

95. Date of Change: 06/01/14 96. Forwarding Date: 06/01/14

96. Date of Change: 06/01/14 97. Forwarding Date: 06/01/14

97. Date of Change: 06/01/14 98. Forwarding Date: 06/01/14

98. Date of Change: 06/01/14 99. Forwarding Date: 06/01/14

99. Date of Change: 06/01/14 100. Forwarding Date: 06/01/14

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 1410

Warrant:

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

Serve To:

Name: SCOTT TOWNSHIP SEWER AUTHORITY

Primary Address: 350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Delores Hock

Relation: Office Asst

Date: 10-17-14

Time: 10:33

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.

SCOTT TOWNSHIP SEWER

2013CV2011

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 146

Warrant:

Expires:

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: 10-14-14 Time: 1300

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

2013CV2011

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia County

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 RICHENDERFER

Relation: CLERK

Date: 10-14-14

Time: 1305

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.

DOMESTIC RELATIONS OF

2013CV2011

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

146

Warrant:

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

Serve To:

Name: PATRICK O'CONNELL

Primary Address: 14 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: 570-380-1280

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

DEF

Date:

10-14-14

Time:

1305

Deputy:

8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
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| | | | | | |
| | | | | | |

Service Attempt Notes:

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

O'CONNELL, PATRICK

2013CV2011

14 WEST MAIN STREET, 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 10/14/14

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHERIFF

Address: PO BOX 380
BLOOMSBURG, PA 17815

Ad ID: 1011230
Description: S & J Labour Sale
Run Dates: 11/26/14 to 12/10/14
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$1,085.64
Amount Paid \$0.00

| Publication | Start | Stop | Inserts | Cost |
|------------------|----------|----------|---------|------------|
| Press Enterprise | 11/26/14 | 12/10/14 | 3 | \$1,085.64 |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV2011

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, DECEMBER 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 tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife; THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner; THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman; THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife; THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00.000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-023-00.000

Seized and taken into execution to be sold as the property of SHANNON LABOUR, JAMIN LABOUR in suit of WELLS FARGO.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE OUTLINE

ED # 2014ED194

DATE RECEIVED 10-14-14
DOCKET AND INDEX 2013 CV 2011

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>X</u> | |
| CHECK FOR \$1,350.00 OR | <u>X</u> | CK# <u>001456900</u> |

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

SALE DATE Dec 17th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV2011

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, DECEMBER 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 tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00,000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

PROPERTY ADDRESS: 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-4C1-023-00,000

Seized and taken into execution to be sold as the property of SHANNON LABOUR, JAMIN LABOUR in suit of WELLS FARGO.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Wells Fargo Bank, N.A.

vs.

Shannon M. Labour
Jamin D. Labour

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2013-CV-2011 211

2014-ED-146
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: 3460 Old Berwick Road, Bloomsburg, PA 17815-3344
(See Legal Description attached)

Amount Due

Interest from 04/02/2014 to Date of Sale

@ \$16.16 per diem

\$98,305.71

\$_____ and costs.

Dated

09-19-14
(SEAL)

PII # 808021

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

Prothonotary, Columbia County
May 19, 2015

No.: 2013-CV-2011

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

vs.

Shannon M. Labour

Jamin D. Labour

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judge Fee

Cr.

Sat.



Phelan Hallinan, LLP

Joseph E. DeBarberie, Esq., Id. No. 315421
Attorney for Plaintiff

\$115.00 pd
\$15.00 pd
\$50.00 pd
\$10.00

Address where papers may be served:

SHANNON M. LABOUR
1610 ORANGE ST
BERWICK, PA 18603-2520

3460 OLD BERWICK ROAD, BLOOMSBURG, PA
17815-3344

JAMIN D. LABOUR
3460 OLD BERWICK ROAD, BLOOMSBURG, PA
17815-3344

2420 SECOND STREET
BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO
vs.
SHANNON LABOUR (et al.)

Case Number
2013CV2011

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 146

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/15/14

Time: 1413

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.

OCCUPANT

2013CV2011

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-2077 211

Shannon M. Labour

Jamin D. Labour

: 2014-ED-146

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHANNON M. LABOUR
1610 ORANGE ST
BERWICK, PA 18603-2520

SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

JAMIN D. LABOUR
2420 SECOND STREET
BLOOMSBURG, PA 17815

****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 3460 Old Berwick Road, Bloomsburg, PA 17815-3344 is scheduled to be sold at the Sheriff's Sale on Dec. 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 \$98,305.71 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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-2011**

Wells Fargo Bank, N.A.

v.

Shannon M. Labour

Jamin D. Labour

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

3460 Old Berwick Road, Bloomsburg, PA 17815-3344

Parcel No. 31-4C1-023-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$98,305.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00,000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)
UNITED BANK **21 TWELFTH STREET**
WHEELING, WV 26003
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 **3460 OLD BERWICK ROAD**
BLOOMSBURG, PA 17815-3344
SHANNON M. LABOUR & JAMIN D. LABOUR **14 WEST MAIN STREET**
C/O PATRICK T. O'CONNELL, ESQUIRE **BLOOMSBURG, PA 17815**
DOMESTIC RELATIONS OF **COLUMBIA COUNTY COURTHOUSE**
COLUMBIA COUNTY **P.O. BOX 380**
BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA **P.O. BOX 2675**
DEPARTMENT OF WELFARE **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: 7/18/14

By: 

Phelan Hallinan, LLP

Joseph E. DeBarberie, Esq., Id. No. 315421

Attorney for Plaintiff

PHILAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

PHELAN HALLINAN, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

Shannon M. Labour
Jamin D. Labour
Defendant(s)

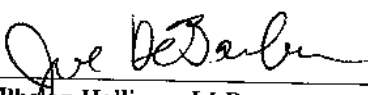
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-2011 20
: 2014-ED-146
: COLUMBIA County
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Shannon M. Labour
Jamin D. Labour

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-2041 211
: 2014-ED-146

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) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Shannon M. Labour is over 18 years of age and resides at 1610 Orange st, Berwick, PA 18603-2520 and 3460 Old Berwick Road, Bloomsburg, PA 17815-3344.

(c) that defendant Jamin D. Labour is over 18 years of age and resides at 3460 Old Berwick Road, Bloomsburg, PA 17815-3344 and 2420 SECOND STREET, BLOOMSBURG, PA 17815.

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


Phelan Hallinan, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

PHILAN HALLINAN, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

Wells Fargo Bank, N.A.
Plaintiff

v.

Shannon M. Labour
Jamin D. Labour
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-2011 211
:
: 2014-ED-146
: COLUMBIA County
:

CERTIFICATION

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

- ☐ the mortgage is an FHA Mortgage
- ☐ the premises is non-owner occupied
- ☒ 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
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

PHELAN HALLINAN, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
joseph.debarberie@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Wells Fargo Bank, N.A.

vs.

Shannon M. Labour
Jamin D. Labour

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2013-CV-2011 211
: 2014-ED-146

VERIFICATION OF NON-MILITARY SERVICE

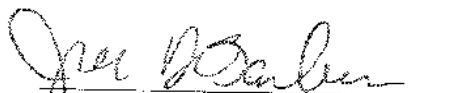
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Shannon M. Labour is over 18 years of age and resides at 1610 Orange st, Berwick, PA 18603-2520 and 3460 Old Berwick Road, Bloomsburg, PA 17815-3344.

(c) that defendant Jamin D. Labour is over 18 years of age and resides at 3460 Old Berwick Road, Bloomsburg, PA 17815-3344 and 2420 SECOND STREET, BLOOMSBURG, PA 17815.

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


Phelan Hallinan, LLP
Joseph E. DeBarberie, Esq., Id. No.315421
Attorney for Plaintiff

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2013-CV-2011 201

Shannon M. Labour

: 2014-ED-146

Jamin D. Labour

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SHANNON M. LABOUR
1610 ORANGE ST
BERWICK, PA 18603-2520

SHANNON M. LABOUR
JAMIN D. LABOUR
3460 OLD BERWICK ROAD
BLOOMSBURG, PA 17815-3344

JAMIN D. LABOUR
2420 SECOND STREET
BLOOMSBURG, PA 17815

****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 3460 Old Berwick Road, Bloomsburg, PA 17815-3344 is scheduled to be sold at the Sheriff's Sale on Dec 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 \$98,305.71 obtained by Wells Fargo Bank, N.A. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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-2011**

Wells Fargo Bank, N.A.

v.

Shannon M. Labour

Jamin D. Labour

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

3460 Old Berwick Road, Bloomsburg, PA 17815-3344

Parcel No. 31-4C1-023-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$98,305.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00,000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

LEGAL DESCRIPTION

ALL that tract of land, situate in the Village of Almedia, Township of Scott, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the south side of the State Highway leading from Bloomsburg to Berwick at the northeast corner of land conveyed by Florence P. White to Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE running along said highway, North 82 degrees East, 33 feet to an iron pin corner;

THENCE by land now or late of E.R. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an iron pin corner in line of land now or late of Mrs. Herbert Hoffman;

THENCE along said lands, South 82 degrees West, 66 feet (erroneously stated as 67 feet in prior deeds) to the southeast corner of land now or late of said Benjamin D. Shuman and Lena M. Shuman, his wife;

THENCE along lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jamin D. Labour and Shannon M. Labour, his wife, by Deed from Lesley H. Samsel, Jr. and Yvonne A. Samsel, his wife, dated 09/22/2006, recorded 09/25/2006 in Instrument Number 200610086.

Tax Parcel: 31-4C1-023-00,000

Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-2011** ~~211~~ **2014-ED-146**

Wells Fargo Bank, N.A.

v.

Shannon M. Labour

Jamin D. Labour

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

3460 Old Berwick Road, Bloomsburg, PA 17815-3344

Parcel No. 31-4C1-023-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$98,305.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2013-CV-2011** *211* *2014-ED-146*

Wells Fargo Bank, N.A.

v.

Shannon M. Labour

Jamin D. Labour

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

3460 Old Berwick Road, Bloomsburg, PA 17815-3344

Parcel No. 31-4C1-023-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$98,305.71**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A.

Plaintiff

vs.

Shannon M. Labour

Jamin D. Labour

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2013-CV-2011 211

2014-ED-146

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, N.A.

No.: ~~2013-CV-2011~~ **211**

Defendant
Shannon M. Labour
Jamin D. Labour

2014-ED-146
Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3460 Old Berwick Road

Bloomsburg, PA 17815-3344

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 depulize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
9/18/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 20__

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff
Wells Fargo Bank, N.A.

No.: 2013-CV-2011 211

Defendant
Shannon M. Labour
Jamin D. Labour

2014-ED-176

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.

SHANNON M. LABOUR

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

3460 Old Berwick Road

Bloomsburg, PA 17815-3344

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

Telephone Number

(215)563-7000

Date

9/18/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A.

No.: 2013-CV-~~211~~ 211

2014-ED-146

Defendant

Shannon M. Labour

Jamin D. Labour

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.

SHANNON M. LABOUR

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

1610 Orange Street

Berwick, PA 18603-2520

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

[Signature] _____ Defendant

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

Telephone Number

(215)563-7000

Date

9/18/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
Wells Fargo Bank, N.A.

No.: 2013-CV-2011 211
2014-ED-146

Defendant
Shannon M. Labour
Jamin D. Labour

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
JAMIN D. LABOUR
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
3460 Old Berwick Road

Bloomsburg, PA 17815-3344

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 Plaintiff or other Originator requesting service on behalf of XX Plaintiff

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

Telephone Number
(215)563-7000

Date
9/18/14

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.

Plaintiff
Wells Fargo Bank, N.A.

Expiration date

No. 2013-CV-2017-211

Defendant
Shannon M. Labour
Jamin D. Labour

2014-ED-146

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.
JAMIN D. LABOUR

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
2420 SECOND STREET

Bloomsburg, PA 17815

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number

(215)563-7000

Date

9/18/14

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

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3936 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039342

Doc Ref #: 2014ED146

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3936 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039342

Doc Ref #: 2014ED146

Postage 5.3400

PHILADELPHIA PA 19106

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3935 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

PHILADELPHIA DISTRICT OFFICE

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

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000039335 |
| Doc Ref #: | 2014ED146 |
| Postage | 5.3400 |

PHILADELPHIA PA 19107

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3934 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

| | |
|-------------|----------------------|
| Tracking #: | 71901140006000039328 |
| Doc Ref #: | 2014ED146 |
| Postage | 5.3400 |

HARRISBURG PA 17105

Document Receipt

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|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3933 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000039311

Doc Ref # 2014ED146

Postage 5.3400

HARRISBURG PA 17128

Document Receipt

| | | | | | |
|---------|------|--------------------|-------------|-------------------|------------------------|
| Trans # | 3937 | Carrier / service: | USPS Server | First-Class Mail® | 10/14/2014 12:00:00 AM |
|---------|------|--------------------|-------------|-------------------|------------------------|

Ship to:

UNITED BANK

21 TWELFTH STREET

Tracking #: 71901140006000039359

Doc Ref #: 2014ED146

Postage 5.3400

WHEELING WV 26003

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

TD Bank, NA
3-180/360

001456900

DATE
9/17/2014

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

JIN [808021] 3460 OLD BERWICK ROAD (2013-CV-2011)

Francis S. Hallinan
AUTHORIZED SIGNATURE

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

⑈001456900⑈ ⑆036001808⑆ 361508666⑈