COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nells Passo vs	Stranna & Sar	nin Labour
<u>Nells faiso</u> vs NO. 146-2011 ED	no. <u> Э// - до/3</u>	JD
DATE/TIME OF SALE:DECEMBER 17	, 2014 @ 9:00A M	
BID PRICE (INCLUDES COST)		
POUNDAGE – 2% OF BID	s 42,63	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCHA	ASE	s 2173,96
PURCHASER(S): MAGIL HAND ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S): A	•	
		·
TOTAL DUE:		s 2/73,76
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 D	AYS	s 823,96

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

\$2,131.33

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

Total Distribution Costs	\$67.00
	\$67.00
Total Municipal Costs	\$164.69
	\$164.69

Total Sheriff Costs	\$1,899.64
* 4 1 Ch # C 4 -	•
	\$140.00
	\$5.00
	\$20.00
	\$6.50
	\$10.00 \$25.00
	\$195.00 \$10.00
	\$100.00
	\$25.00
	\$75.00
	\$35.00
	\$50.00
	\$10.00
	\$1,085.64
	\$15.00
	\$ 30.00
	\$15.00
	\$15.00
	\$10.00
	\$17.50

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

Grand Total:



Representing Lenders in Permsylvagia

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 Ilallinan 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.

JAYYON LANIER

r Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A. PH # 808021

REV 183 EX(10 14)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

R	ECORDER'S USE ONLY
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

See Reverse for Instructions

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 casement. However, it is recommended that a SOV accompany all documents filed for recording.

family relationship or public utility casement. However,	it is recom:	nended that a SOV	accompany all documents file		is withing exemples	r(iii) tax (iaset) (iii		
A. CORRESPONDENT - All inquires ma	y be dire	cted to the follow	ring person:		Tribul	NI		
Phelan Hallinan Diamond & Jones, LLP						ione Number: 63-7600		
Mailing Address			City		State	ZIP Code		
1617 JFK Boulevard, Suite 1400, One Penn Ce	nter Plaz	a	Philadelphia		PA	19103		
B. TRANSFER DATA								
Date of Acceptance of Document _2_//1_ / /2	F							
Grantor(s)/Lessor(s)	Teleph	one Number:	Grantee(s)/Lessee(s)		Teleph	one Number:		
Timouthy Chamberlain	(579)	389-5622	WELLS FARGO BA	NK, N.A.				
Mailing Address			Mailing Address	BANTALENA DD				
PO Box 380 , W. Main Street City	State	ZIP Code	City	BOULEVARD	State	ZIP Code		
Bloomsburg	PA	17815	FORT MILL		SC.	29715		
C. REAL ESTATE LOCATION					'	1		
Street Address		City, Townshi						
3460 OLD BERWICK ROAD, BLOOMSBUR	G, PA	SCOTT TOV	VNSHIP					
17815-3344								
County	School I	l District		Tax Parcel Number				
COLUMBIA		ISBURG		31-4C1-023-00,000				
D. VALUATION DATA				*				
Was transaction part of an assignment or reloc	ation?	Y 🖾 N						
Actual Cash Consideration		Consideration		3. Total Consideration				
\$ 2,131.33 (winning bid)	+ -0-			= \$ 2,131,33				
4. County Assessed Value \$ 27,928.00	5. Comm X 3.61	ion Level Ratio F	actor	6. Fair Market Value				
E. EXEMPTION DATA – Refer to instruc		exemption status	,	= \$100,820.08				
Ta. Amount of Exemption Claimed			's Interest in Real					
- \$100,820,08	Estate	G va		Th. Percentage of Grantor's Interest in Real Estate				
	1	00%						
Of Alberta Annual Color Dec. Del. 16, 171 and 16	cu ·							
2. Check Appropriate Box Below for Exemption Will or intestate succession	n Claime	d.						
Will of fillestate succession			(Name of Decedent)		E.	state File Number		
Transfer to a Trust. (Attach complete cop	e of timest	urreement identif			12	tate i ne rampei		
Transfer from a trust. Date of transfer into		-	ying an ocherculrus.)					
If trust was amended attach a copy of original								
Transfer between principal and agent/stra			copy of agency/straw part	y agreement.)				
Transfer to the Commonwealth, the Unite	d States a	nd Instrumentalit	ies by gift, dedication, cor	ndemnation or in hell of co	indemnation.			
(If condemnation or in lieu of condemnation	on, attach	copy of resolution	on.)					
Transfer from mortgagor to a holder of a	mortgage	in default.						
(Attach copy of mortgage and note/assignment)								
Corrective confirmatory deed, (Attach co			*	firmed.)				
Statutory corporate consolidation, merge.			•					
*Other (Please explain exemption claimer	ı, it otner	than listed above						
-								
Under Paralisa of law Leadons that I ha		inad this Casts						
Under Penalties of law, Lecclare that I ha knowledge and belief, it is true, correct ar			ment, including accor	офанунц шогтанов	, and to the b	est of my		
Signature of Correspondent or Responsible Party		10101		D	ute .	/		
KINYON LANIER				•		سير.'		
KINTON DANUK //					2/11/	/)		

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

PAY EIGHT HUNDRED TWENTY-THREE AND 96 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

AUTHORIZED SIGNATURE

4boul

#OD1505354# #036001808# 361508666#

SHERIFF'S SALE COST SHEET

	vs. Labour
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 13.00
	\$15.00
LEVY (PER PARCEL MAILING COSTS	\$13.00 \$-36 ₂ 60
ADVERTISING SALE BILLS & COL	• • •
ADVERTISING SALE (NEWSPAPE)	
MILEAGE	\$
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED TRANSFER TAX FORM	\$35.00 \$25.00
DISTRIBUTION FORM	
	\$25.00 \$ 6.50
COPIES	<u> </u>
NOTARY	\$ 30.00 *********** \$ 434,00
TOTAL	3 <u>73710</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1085,64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$75.00 ************ \$ <u>13/0</u> 264
DROTHONOTA BY (NOTA BY)	\$10.00
DECODDED OF DEFINE	\$ 10.00 \$ 17.60
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ******	************
TOTAL	Ψ <u>/ π</u>
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20_	\$
DELINQUENT 20_	\$ 5,60
TOTAL *****	**********
MUNICIPAL FEES DUE;	
SEWER 20	\$ 144.69
WATER 20_	_ \$\frac{1}{2\frac{1}{1\cdot \cdot \
WAIDA 20_	<u> </u>
TOTAL	\$ TO HO!
SURCHARGE FEE (DSTE)	\$_140,00
MISC.	\$
	\$
	\$_ *************************
, , , , , , , ,	
TOTAL COSTS	S (OPENING BID) \$ <u>2131,33</u>

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.

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 Hailinan, 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.

COLUMBIA COUNTY

Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

SHANNON M. LABOUR JAMIN D. LABOUR NO. 2013-CV-211

Defendants

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

Jonathan Lobb, Esq., Id. No.312174

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.	A .	;
Plainti	îf	: CIVIL DIVISION
٧.		: NO. 2013-CV-2 011 2\\
SHANNON M. LABOUR JAMIN D. LABOUR		· : :
Defend	lants ORDER	;
AND NOW, t	his 21 At day of	July , 2014, after
consideration of Plaintiff's M	otion for Service of Notic	e of Sale Pursuant to Special Order of
Court, it is hereby:		
ORDERED t	nat pursuant to Pa. R.C.P.	430(a), service of the Notice of Sale is
permitted on Defendants, SH	ANNON M. LABOUR a	nd JAMIN D. LABOUR, by:
	BLOOMSBURG, PA 17	3460 OLD BERWICK ROAD, 7815-3344 plete upon the date of mailing
	BLOOMSBURG, PA 17	3460 OLD BERWICK ROAD, 7815-3344 plete upon the date of mailing
	POSTING 3460 OLD F 17815-3344	BERWICK ROAD, BLOOMSBURG, PA
	BY A	THE COURT: 3/ Dary E. Morton
PH # 808021/LAS		
CO DUCT (NIZIALI DIAN)	T T D	2

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

#100 100 100 100 100 100 100 100 100 100	AND TONE	# 101108.j 1				(5) (5) (8) (8) (8) (8) (8) (8) (8) (8) (8) (8	2.PS 0 201											
	Postage					79												
																	egeneers on the	
	ego e go está tal.		***	~ <u></u>	,													
••		· · · · · · · · · · · · · · · · · · ·					- mananananananananananananananananananan			777777777777777777777777777777777777777		7.00					·	
in, Suite 1400	st Office Address	.D	.3344			The second secon	NA	The state of the s	American Company of the Company of t	THE LOCAL CO. L. C.		THE ALL THE PROPERTY OF THE PR	And the state of t				COLUMBIA	Postmaster, Per (Name of Receiving Employee)
PHELAN HALLINAN LLP One Penn Center at Suburban, Suit Philadelphia, PA 19103	Name of Addressee, Street, and Post Office	SHANNON M. LABOUR 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344	JAMIN D. LABOUR 3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344	THE PROPERTY OF THE PROPERTY O			N VIII		THE TAX II I AME IN THE TAX II I AME IN THE TAX I I I AME IN THE TAX I I I I I AME IN THE TAX I I I I I I I I I I I I I I I I I I I	THE		THE PROPERTY OF THE PROPERTY O	The state of the s	THE STATE OF THE S		the second secon	RE: LABOUR PH 808021	Total Number of Pieces Received at Post Office
1	Article Number	:	# # #	**	*		*	* *	* *	**	*	***	**		*		1	by Sender
Name and Address of Sender	Line		74		77	ν,	9	7	×	o.	10	=	12	2	77		<u> </u>	Total Number of Pieces Listed by Sender

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/Inm 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
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. MOther: MOSTED THE PROPERTY
Description: Age Height Weight Race Sex Other
I, <u>NEUBRUER</u> , 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 Journ
PRINTED NAME: JOHN NEUBRUER
TITLE: PROCESS SERVER
NOT SERVED
On the day of Nov. 2014 av. 45 o'clock M., I, NEUSAUER, a competent adult hereby state that Defendant NOT FOUND because:
XX Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
No Answer onat;at
Service Refused
Other: ABANDON ED
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworm by:
PRINTED NAME: JOHN NEUGAVER

Date: 11-01-2014 PH - 808021 Shannon M. Labour Jamin D. Labour

Process Server Check List

If Service is Made:			Spoue	os Nam	plicable			
	He	Wife: seband:			· ·			
	Proed:	Yes	()		No	())	
	Service Made:	***************************************	***************************************	······································	······································	***************************************	**************************************	
1.	Vacent:	Yes	(X)		No	()		
2.	ls there a nar No name on th			lbox?	ja it	the def	endants?	
3.	Neighbor Cor Left S					` •		
	Right S							
		******	and the second second second					
4 .	For Sale Sign	r Name		-		No	(X)	
	Comp	eny Nen	ne:	· · · · · · · · · · · · · · · · · · ·	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	···········		
	Phone	Numbe	r;		4. 4377 886 240			alariaria sarra sar sono arramente
5.	Car in the Dri	ve Way		Yes	()	No	(X)	
	This ho E-mail:	me is be property	ing ma oprese	aintaine ervation	xt by JP ı@jpmcl	Morgar hase.co	n. MCS Phone: 866-563-1100 a	and

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.

AFFIDAVIT OF SERVICE

PLAINTIFF WELLS FARGO BANK, N.A.

COLUMBIA COUNTY

PH#808021

DEFENDANT SHANNON M. LABOUR JAMIN D. LABOUR

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

SERVE JAMIN D. 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**

on Daoi at them !
SERVED
Served and made known to JAMIN D. LABOUR, Defendant on the day of Nov. 20 / 4st
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 common
an officer of said Defendant's company. XXOther: Paste Difference Property
Description: Age Height Weight Race Sex Other
I, 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 Deuber
PRINTED NAME: JOHN NEUSAVER
TITLE PROCESS SERVER
On the day of NOV. 2014 av. 45 o'clock M., I, J. NEUBAUERa competent adult hereby
X Vacant Does Not Exist Moved Does Not Reside (Not Vacant) No Answer on
a
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 fairification to surface the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn BY:
PRINCED NAME: JOHN NEUSAUER

Date: 11-01-2014 PH - 808021 Shannon M. Labour Jamin D. Labour

Process Server Check List

If Service is Made:		Spouses Names if Applicable
	Wi Hueber	d:
	orced: Yes	() No ()
	Service Made:	
1.	Vecent: Yes	(X) No ()
2.	le there a name or No name on the ma	the mallbox? Is it the defendants?
3.		Yes () No (x)
	Right Side: _	
4.	For Sale Sign:	Yes () No (X)
	Region Nam	
	Company N Phone Num	
5.	Car in the Drive Wa	y Yes () No (X)
	Plate Numb This home is E-mail: prope	being maintained by JP Morgan Chase Property Preseration, rty.preservation@jpmchase.com, MCS Phone: 866-563-1100 and MCS, PO Box 247973. Columbus, Obje. 43224, 7073.

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 is to be stayed or postponed.

Property is listed for the 12/17/2014 Shcriff 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

or colleting	COUNTY, PENNSYLVANIA
WELLS FARGO BANK, N.A. Plaintiff,	: COLUMBIA COUNTY
v.	COURT OF COMMON PLEAS
SHANNON M. LABOUR JAMIN D. LABOUR	CIVIL DIVISION
Defendant(s)	No.: <u>2013-CV-211</u> No.: <u>2014-ED-146</u>
AFFIDAVIT OF SERV	ICE PURSHANT TO DIJI E 2120 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".

Attorney for Plaintiff

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

AZK/JIN - 12/17/2014 SALE Line Article Number Name of Addressee, Street, and Post Office Address 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 One Penn Center Plaza Phelan Hallinan, LLP Name and Of Sender Address

Gentler One Plean Catter Plaza	Address and	rnetan Hallinan, LLP						
One Perm Control Plaza		16.17 JFK Boulevard, Sur	ite 1400					
WEATHER PINE 17 10.23 17.20 17.20 17.20 17.20 18.20 17.20 18.20 17.20 18.20 17.20 18.20 17.20 18.20 17.20 18.20 17.20 18.20 17.20 18.20 18.20 17.20 18	e:	One Penn Center Plaza						
TENANTOCUEDAYTE Positings	Article Mumber	ringdeipnia, PA 19103	THE RESERVE TO SERVE THE PARTY OF THE PARTY	AZK/JIN - 12/17/2014 S	ALE			
SAGIOLD BERWICK ROAD	****	Trans of Addresses, Str	eet, and Post Office Add	ress			Postada	U(,
**** Show OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344 Shannon M. Labour & Jamin D. Labour C/O Patrick T. O 14 WEST MAIN STREET BLOOMSBURG, PA 17815 VITWELFTH STREET WHEELING, WV 26003 **** Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 8081 Received at Post Office Received at Post Office Received at Post Office		TENANT/OCCUPANT					POSTAGE	
**** Shannon M. Labour & Jamin D. Labour C/O Patrick T. O 14 WEST MAIN STREET BLOOMSBURG, PA 17815 United Bank 21 TWELFTH STREET WHEELING, WV 26003 **** United Bank 21 TWELFTH STREET WHEELING, WV 26003 **** Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Harrisburg, 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 RE: SHANNON M. LABOUR (COLUMBIA) PH# 8081 **** RE: SHANNON M. LABOUR (COLUMBIA) PROBOK 11754 RE: SHANNON M. LABOUR (COLUMBIA)		RI OOMSBIEC DA 12	ROAD				1	e in the second
**** United Bank 21 TWELFTH STREET BLOOMSBURG, PA 17815 United Bank 21 TWELFTH STREET WHEELING, WV 26003 Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Wefare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. 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 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808 RE: SHANNON M. LABOUR (COLUMBIA) RE: SHANNON M. LABOUR (COLUMBIA) RE: SHANNON M. LABOUR (COLUMBIA)	***	Shannon M. Lohour e		THE REPORT OF THE PROPERTY OF				2 · E · .
#### United Bank 21 TWELFTH STREET WHEELING, WV 26003 **** Dômestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. Department of Justice U.S. Department of Justice U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Wahlut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808 T Fancional Received at Post Office Receiving Employee)		14 WEST MAIN STREET		atrick T. O'Connell, Es	luire		\$0.47	1 . 14 141 141
**** United Bank 21 TWELFTH STREET WHEELING, WV 26003 ***** Dômestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1060 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Wahnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808 Sender Received at Post Office Receiving Employee)		BLOOMSBURG, PA 17	7815					tu G
### WHEELING, WV 26003 ***** Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 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 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 ### RE: SHANNON M. LABOUR (COLUMBIA) PH# 808	****	United Bank		**************************************				
**** WHEELING, WV 26003 **** Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Harrisburgh, PA 15222 **** Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice 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 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808 ***** Received at Post Office Received at Post Office		21 TWELFTH STREET	£				\$0.47	
**** Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 **** Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. 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 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808		WHEELING, WV 2600.						
COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Harrisburgh, PA 15222 U.S. Department of Justice 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 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH#808	大水水水	Domestic Relations of						
COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808		Columbia County					\$0.47	
**** Commonwealth of Pennsylvania BEOOMSBURG, PA 17815 Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222 **** U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808		COLUMBIA COUNTY	COURTHOUSE					
**** Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 Harrisburgh, PA 15222 **** 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 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808		P.O. BOX 380						
Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 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 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH#808		BLOOMSBURG, PA 17	815					
Department of Welfare P.O. Box 2675 Harrisburg, PA 17105 **** Internal Revenue Service Advisory 1060 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 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808	* * * *	Commonwealth of Penns	sylvania					
Harrisburg, PA 17105 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 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808		Department of Welfare	•				\$0.47	
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 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808	٠	P.O. Box 2675						*1
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 Wahnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808		Harrisburg, PA 17105						- 100 - 100
**** 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 Wahut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808	* * * * * * * * * * * * * * * * * * * *	Internal Revenue Service	e Advisory			78444		:
***** V.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Wahnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 808 Fooder Received at Post Office Receiving Employee) Thoseived		1000 Liberty Avenue Ro	om 704				50.47	1
C.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH#808 Sender Received at Post Office Receiving Employee) Thoseive 1		Pittsburgh, PA 15222						(K)
U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH#868 Sender Received at Post Office Receiving Employee)	**	U.S. Department of Justi	e)			770700000		
Pederal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH# 868 Sender Received at Post Office Receiving Employee) TEACH.		U.S. Attorney for The M	iddle District of PA				\$0.47	
228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808 Sender Received at Post Office Receiving Employee)		Federal Building						
Harrisburg, PA 17108-1754 Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 808 Total Number of Pieces Received at Post Office Receiving Employee)		228 Walnut Street, Suite	220					
Harrisburg, PA 17108-1754 RE: SHANNON M. LABOUR (COLUMBIA) PH # 8081 Total Number of Pieces Receiving Employee) Received at Post Office Receiving Employee)		PO Box 11754						. —,
RE: SHANNON M. LABOUR (COLUMBIA) PH # 808		Harrisburg, PA 17108-17	754					7811b\w
Sender Received at Post Office Receiving Employee)		RE: SHANNON M. LAB	OUR (COLUMBIA)	PH # 808021/1021		- TAN		
Sender Feceived at Post Office Receiving Employee)				1701172000		Wrtt Leam	\$3.29	
Received at Post Office Receiving Employee)		Total Number of Pieces	Postmoster Per (Name of					
	by Sender	Received at Post Office	Receiving Employee)	for the reconstructs for the reconstructs piece subject to a	or value is required on all con of nonnegotiable docume on of nonnegotiable docume ont of \$500,000 per occurrent	lomestic and international regints under Express Mail docum	distored mail. The mail ment reconstruction in y payable on Express	Kinum indemnity payable surance is \$50,000 per Mail merchandise is \$500
	877 To sec. 13.			R900 S913 and S9	1 for limitations of coverage	i registered mail, sent with op	otional insurance. Sce	: Domestic Mail Manual

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FARGO SHANNON LABOUR (et al.)

Case Number 2013CV2011

SHERIFF'S RETURN OF SERVICE

11/12/2014 12:14 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.

SO ANSWERS.

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2014

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

COMMONWEALTH OF PENNSYLVANIA

NOTARY

Affirmed and subscribed to before me this

12TH

day of

NOVEMBER

2014

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1490 1617 JFK BLVD, PHILADELPHIA

part haity by the Shandhafe Review Shall

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: Notes: SHERIFF'S SALE BILL Serve To: Name: (POSTING) Served: Personally - Adult in Charge Selection - Adult in Charge: Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted Phone: DOB: Relation: Atternate Address: Atternate Deputy: 4 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	WELLS FA vs. SHANNON	RGO I LABOUR (et al.)				Number CV2011
Category: Real Estate Sale - Posting - Sale Bill		SERVIC	E COVER SHE	ET		
Manner: < Not Specified > Expires: Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Personally Adult in Charge Costed Other Name: (POSTING) Served: Personally Adult in Charge Costed Other Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted Phone: DOB: Relation: Alternate Address: Date: -12 - 14 Time: 12 ' 14 Phone: Deputy: 4 Mileage: Phone: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 4. 4.	Service De	talls:				
Manner: < Not Specified > Expires: Warrant: Notes: SHERIFF'S SALE BILL Serve To: Final Service: Personally Adult in Charge Costed Other Name: (POSTING) Served: Personally Adult in Charge Costed Other Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted Phone: DOB: Relation: Alternate Address: Date: -12 - 14 Time: 12 ' 14 Phone: Deputy: 4 Mileage: Phone: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 4. 4.	Category:	Real Estate Sale - Posting - Sale Bill			Zone:	,
Notes: SHERIFF'S SALE BILL Serve To: Final Service: Name: (POSTING) Served: Personally Adult in Charge Selected Other Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted BLOOMSBURG, PA 17815 Charge: Posted Phone: DOB: Relation: Atternate Address: Date: 11-12-14 Time: 12-14 Atternate Address: Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Expires:		Warrant:	
Name: POSTING) Served: Personally: Adult in Charge of Other Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted Adult in Charge: Posted Phone: DOB: Relation: Alternate Address: Date: //-/2-/4 Time: /2:/4 Phone: Deputy: 4 Mileage: Mileage: Deputy: 4 Mileage: Deputy: Deput	Notes:		···			
Name: POSTING) Served: Personally: Adult in Charge of Other Primary 3460 OLD BERWICK ROAD Adult in Charge: Posted Adult in Charge: Posted Phone: DOB: Relation: Alternate Address: Date: //-/2-/4 Time: /2:/4 Phone: Deputy: 4 Mileage: Mileage: Deputy: 4 Mileage: Deputy: Deput	Serve To:		Final Servi	CP:		
Primary Address: BLOOMSBURG, PA 17815 Phone: DOB: Relation: Alternate Address: Date: 1/1-1/2-1/4 Time: 1/2:1/4 Phone: Deputy: 4 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2	***************************************	(POSTING)			It In Charge - I	osted Other
Alternate Address: Phone: Deputy: Mileage: Attorney/Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.						
Address: Phone: Deputy: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	DOB:	Relation:			
Attorney / Originator; Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date:		; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	Date:	11-12-14	Time:	12:14
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts! Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2	Phone:	L	Deputy:	4	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / (Orlginator:				
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2 3. 4.	Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Time: Mileage: Deputy: Service Attempt Notes: 1. 2 3. 4.	Service Att	empts:				
Mileage: Deputy: Service Attempt Notes: 1. 2 3. 4.	Date:					
Deputy: Service Attempt Notes: 1. 2 3. 4.	Time:					
Service Attempt Notes: 1. 2 3. 4.	Mileage:					
1. 2. . 3. 4.	Deputy:					
2. . 3. . 4. .	Service Att	empt Notes:				
3. 4.	1.					
4.	2.	•				
	3.					
5.	4.					
	5.					

(POSTING

013CV2011

3460 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Company of the second second

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 10/31/2014 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: , 105

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



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

Shannon M. Labour Jamin D. Labour

: COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

: NO.: 2013-CV-2011 入い

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. 17" 2014 at 9:00 mm in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$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.

5K

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS F vs. SHANNO	ARGO N LABOUR (et al.)			Ca: 20	se Number 13CV2011	
	SERVI	CE COVER SH	 EET			_ ∑
	étails:					ABOUR,
	Real Estate Sale - Sale Notice			Zone:	140	
Manner:	< Not Specified >	Expires:		Warrant		. ≱
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SAI	LE AND DEBTOR'S F	RIGHTS		And the second of the second o	SHANNON
	570 - 441 - 5183					
Serve To:		Final Servi	ce:			: . .
Name:	SHANNON LABOUR	Served:	supplemental property of the State (Sec. 2) is	Adult In Charge	Posted Other	0130
Primary Address:	610 GREEN STREET BERWICK, PA 18603	Adult In Charge:	fyon	WILKIN)	· · · · · · · · · · · · · · · · · · ·	2013CV2011
Phone:	(610 Conge st DOB:	Relation:	BoyEM	in in the second		
Alternate Address:	3400 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Date:	10/17/14	Time:	loos	_
Phone:	and the second	Deputy:	5	Mileage:	to the control of	610 0
Attorney /	Originator:			eed Taa Siib Okoobiik saasee		GREEN
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	***		60
Service Att	empts:				eren karan basa da bas Maranga da basa da bas	STREET,
Date:	10/14/19	1, 2, 2007 (2007) (2007) (2007) (2007) (2007)			-	
Time:	1345			····	office of programmer and or other in programmer and or other including a second or other including and other including a second or other inclu	BERWICH
Mileage:	The second secon		10		PM CNM — proposition and managery is also as	Ĩ.
Deputy:	5			Super-	allel and a specific support of the state of	.^
Service Att	empt Notes:			and the second s	en er en en en er en	PA 18603
1. L /c	AT 1610 ORANUS ST					8603
			<u> </u>	 -		
 3.						
 4.		<u> </u>				<u>8</u>
 5.						
						EXPIRAT

SIL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	LABOUR (et al.)		2013CV2011
	SERVICE COVE	ER SHEET	
Service Det	alls		
Category:	Real Estate Sale - Sale Notice		Zone:
Manner:	< Not Specified >	Expires:	Zone:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DE	BTOR'S RIGHTS	The second secon
Serve To:	The state of the s	inal Service:	
	terrando en el como de la como de Sente de la como de la	the state of the s	dult In Charge Posted · Other
		Adult In Charge:	
Phone:	DOB : 08/30/1977	Relation:	and the second of the second o
	3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815	Pate:	Time:
Phone:	E	Peputy:	Mileage:
Attorney / O	riginator:		
Name:	PHELAN & HALLINAN LLP P	Phone: 215-563-7000	
Service Atte	mpts:		,
Date:	10/15/14 10/15/14 10-17-14		Mind and the Control of the Control
Time:	1406 1413		
Mileage:		And the state of t	
Deputy:	5 5 4	AND THE PROPERTY OF THE PROPER	CONTROL BOOK INTERNATIONAL CONTROL CON
Service Atte	mpt Notes:		£T
1. Prim	encamental of the communication of the proposition of the proposition of the proposition of the proposition of	11400 / 340	
2. ALT	MOD IS EMPTY CHECK	MHC 1-710	
3. 10 -17-		eve Bloomsburg	Post allie #4
4.	The state of the s	7	7
5.			1257 offee # 7
6.			

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa P C P 3180-3183 and Pul-

Wells Fargo Bank, N.A.	1 a.K.C.F. 5160-5183 and Rule 3257
Wons Pargo Bank, N.A.	COURT OF COMMON PLEAS
vs.	CIVIL DIVISION
Shannon M. Labour Jamin D. Labour	NO.: 2013-CV-2011 211 2014-ED-146
Commonwealth of Pennsylvania:	COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 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.

County of Columbia

PH#808021

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

Wells Fargo Bank, N.A.

Shannon M. Labour Jamin D. Labour

: COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

vs.

: NO.: 2013-CV-2011 QA

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**

st 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 17' 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 <u>215-563-7000</u>.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-2011

Wells Fargo Bank, N.A. v. Shannon M. Labour Jamin D. Labour

 $owner(s) \ of \ property \ situate \ in \ the \ \textbf{SCOTT TOWNSHIP}, \ \ COLUMBIA \ County, \ Pennsylvania, being$

<u>3460 Old Berwick Road, Bloomsburg, PA 17815-3344</u> <u>Parcel No. 31-4C1-023-00,000</u>

(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

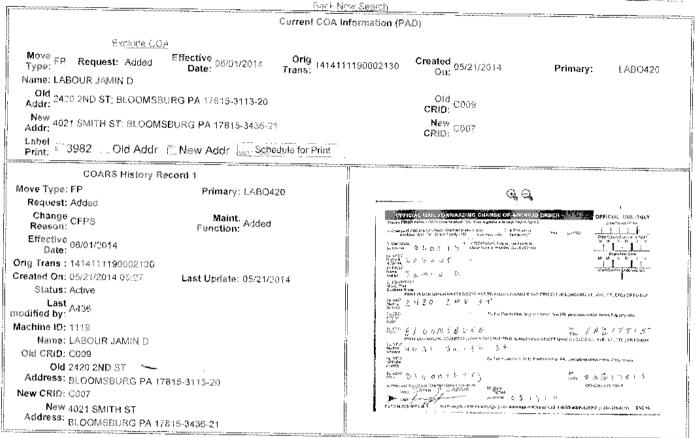
Premises Being: 3460 Old Berwick Road Bloomsburg, PA 17815-3344

Restricted Information

LAURED STATES FOOTAL STREET

Optail COA Life mation

ar <u>Home</u> largere



Cassyrept\$9,2002-2914, Stemens, All Rights Reserved (৮4.1.2 Build 1100) GOARSWEB3 10/17/2014 09.14/28 Atk

510

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS F vs. SHANNO	ARGO N LABOUR (et al.)			Case Number 2013CV2011
	SERVICE C	OVER SH	EET	
Service D	etalis:			
Category	: Real Estate Sale - Sale Notice	e ki i naman ki i sambigan i Dibabba k		Zone:
Manner:	< Not Specified >	Expires:	Transfer Committee Committ	Zone:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS	
Serve To:		Final Servi	ice!	
Name:	SCOTT TOWNSHIP SEWER AUTHORITY	Served:	Personally Ad	It In Charge · Posted · Other
Primary Address:	350 TENNY STREET BLOOMSBURG, PA 17815	Adult in Charge:	Delores	Hack
Phone:	DOB:	Relation:	Office	Asst
Alternate Address:		Date:	10-17-14	Time: 10:33
Phone:		Deputy:	4	Mileage:
Attorney /	Originator:		1	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service At	lempts:			
Date:	A STATE OF THE PARTY OF THE PAR	1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 -		The second secon
Time:	The second secon			
Mileage:			3	Andrew Control of the
Deputy:				Annual Professional Control of Co
Service Att	empt Notes:	managai karangan	west-removed becomes	nauconna Lorennauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnauconnaucon
1.	e de la company de la comp			
2.				<u>, </u>
3.				
4.				
5.				
6.				

SCOTT TOWNSHIP SEWER

2013CV20

350 TENNY STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

VSIL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA						Number	
SHANNON	LABOUR (et al.)				2013	CV2011	
		SERVICE	COVER SH	IEET	· · · · · · · · · · · · · · · · · · ·		_ င္ပ
Service De	tails:						୍ 🚡
Category:	Real Estate Sale -	Sale Notice		entre de la companya	Zone:	1410	ି BIA
Manner:	< Not Specified >		Expires:		Warrant:		ိုင္တ
Notes:	PLAINTIFF NOTICE	E OF SHERIFF'S SALE A	ND DEBTOR'S	RIGHTS	ter i terre i parca e i e	And the second of the second o	LN
	: : : : : : : : : : : : : : : : : : : :						COLUMBIA COUNTY TAX C
Serve To:			Final Serv	lice:			
Name:	Columbia County	Tax Office	Served:	Personally Adu	It In Charge : I	Rasted . Other	0130
Primary Address:	PO Box 380 Bloomsburg, PA 1	7815	Adult in Charge:	DERBIE	Name and the second second		2013CV2011
Phone:	570-389-5649	DOB:	Relation:	Clork.	enter e acasa e	tototo or cares in	
Alternate Address:		The second secon	Date:	16-14-14	Time:	1300	
Phone:	To the second se	and the state of the	Deputy:	8	Mileage:		POE
Attorney / C	riginator;	ALC: NO.					ÖX
Name:	PHELAN & HALLIN	AN LLP	Phone:	215-563-7000			BOX 380,
Service And	empts:						BLOOMSBURG
Date:		The state of the s	2000 10 1 2000 1 1 2000 1 1 1 1 1 1 1 1			· · · · · · · · · · · · · · · · · · ·	ğ
Time:	The same of the sa		······································			The state of the s	JBS
Mileage:		Additional of the state of the	Milhon company of the Market of the Section of the Company of the	<u> </u>			Ŗ
Deputy:		To consider the second	SPECIAL CONTRACTOR OF THE PROPERTY OF THE PROP		Part of the state		PA
Service Atte	mpt Notes:					· randon independent	17815
1.			ann i ann - Annail - Annaile - Phòlain	or appear out the property of			- 5
2			' <u>-</u>	,			
3.							
<u>4</u>							NO E
5. ————							EXPIRAT
6.							R _A

51L/

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. SHANNON	RGO I LABOUR (et al.)				• Number 3CV2011
	SERVICE C	OVER SH	<u>'</u> FFT		
Service De					Maria Salika Salika Salika Salika Salika
Category:	Real Estate Sale - Sale Notice			Zone:	1717
Manner:	< Not Specified >	Expires:	ng ang bana lana H	Warrant:	146
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	•	RIGHTS		And a second of the second of
Serve To:		Final Serv	lre•	···	
Name:	Domestic Relations Office of Columbia Co.	Served:	Personally Adu	ult In Charge	Bootod Other
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult In Charge:	- 17	RICHEN	ATM THE SECOND STREET
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	CIERK		
Alternate Address:		Date:	10-14-14	Time:	1305
Phone:		Deputy:	8	Mileage:	
Attorney / C	riginator:			(1982/2000-1988)	
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Atte	mpts:				
Date:		and the party of the same			
Time:	The state of the s				
Mileage:					
Deputy:					***************************************
Service Atte	mpt Notes:	Service - and Service and - angelone and	the comments of the comments o	erroner and and American Anna Maria	
<u>1</u>		and the state of t	red Maria Challer, politice conscionation		
2.		, - '	-	<u> </u>	
3.			<u> </u>		
4		<u> </u>			
5		<u>, </u>		_	
6.				<u> </u>	

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

V51-

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS F vs. SHANNO	N LABOUR (et al.)		Case Number 2013CV2011
	SERVICE C	OVER SHEET	
Service D			S. J. A. S. C. S. S. C. S. S. G. S.
Category	Real Estate Sale - Sale Notice		_
Manner:	< Not Specified >	Expires:	Zone: 146
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	- · · · · · · · · · · · · · · · · · · ·	Warrant:
erve To:		Final Service:	
lame:	PATRICK O'CONNELL	Served: Personall	y Adult In Charge · Posted · Other
Primary Iddress:	14 WEST MAIN STREET BLOOMSBURG, PA 17815	Adult In Charge:	
hone:	570-380-1280 DOB :	Relation: Of F	gan di katan dan kecamatan dan kembanan dan kecamatan dan kecamatan dan kecamatan dan kecamatan dan kecamatan H
lternate ddress:		Date: 10-14-	14 Time: 1305
hone:	And the second of the second o	Deputy:	Mileage:
ttorney / (Orlginator:		
ame:	PHELAN & HALLINAN LLP	Phone: 215-563-7	7000
rvice Att	empts:		
ate:			
me:			THE RESERVE TO SERVE AS A SECOND SERVE OF THE PROPERTY OF THE
ileage:	management and a second	CONTRACTOR AND	
eputy:	The state of the s		
rvice Att	empt Notes:		
	and the second s		

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

Ad ID:

1011230

Description:

S & J Labour Sale

Run Dates:

11/26/14 to 12/10/14

Class:

Agate Lines:

198

Blind Box:

Account:

Name:

Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: PO BOX 380

BLOOMSBURG, PA 17815

Total Ad Cost Amount Paid

\$1,085.64

\$0.00

Publication Press Enterprise Start

Stop 11/26/14 12/10/14 Inserts

\$1,085,64

Cost

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 parces 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 Sheriffs 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 ER. Hartzel and Charles Hagenbuch, South 24 degrees East, 208 feet to an irrun 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 slong lands now or late of said Shuman, North 14 degrees, 30 minutes West, 200 feet to the PLACE OF

BEGINNING.
THE 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%) per-cent of the bid pince 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 beare 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 reself the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default ing bidger 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 Piaintiff, 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, Shediff COLUMBIA COUNTY, Pennsylvania

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

REAL ESTATE OUTLINE

ED# <u>3014813</u>144

DATE RECEIVED /0 - /4	- 74	
DOCKET AND INDEX 30/3	3 C V 2011	
CHECK FOR PROPER	INFO.	
WRIT OF EXECUTION	X	
COPY OF DESCRIPTION		
WHEREABOUTS OF LKA	×	
NON-MILITARY AFFIDAVIT	X	
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	X	
CHECK FOR \$1,350.00 OR	X	CK# 00145 6900
IF ANY OF ABOVE IS MISSIN	G DO NOT P	ROCEED
	45	——————————————————————————————————————
SALE DATE	Dec 17"	TIME
POSTING DATE	CT	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	
	2 ND WEEK	
	3 RD 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Wells Fargo Bank, N.A.	Pa.R.C.P. 3180-3183 and Rule 32	257 ·
3 - Santa, 11.71.		COURT OF COMMON PLEAS
VS.		CIVIL DIVISION
Shannon M. Labour Jamin D. Labour		NO.: <u>2013-CV-2011</u> Q \
Commonwealth of Pennsylvania:		2014-ED-146 COLUMBIA COUNTY

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 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.

PH# 808021

Presidente de la constante de

of Columbia County, Penna.

(Clerk) Office of the Prothy Support, Common Pleas Court

COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

Wells Fargo Bank, N.A.

Jamin D. Labour Shannon M. Labour

WRIT OF EXECUTION (Mortgage Foreclosure)

#10.00 #15.00pd #15.00pd

Costs

Office of Judicial Support

Judg. Fec

 Ω

Sat

Attorney for Plaintiff

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

Address where papers may be served: SHANNON M. LABOUR BERWICK, PA 18603-2520 1610 ORANGE ST

3460 OLD BERWICK ROAD, BLOOMSBURG, PA17815-3344

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

BLOOMSBURG, PA 17815 2420 SECOND STREET

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA Vs. SHANNON	ARGO I LABOUR (et al.)			Case Number 2013CV2011	
	SERVICE (COVER SH			
Service De	talls:	SOVER SI		LA MAN Servici Cancillation (1986) enamenden sons	New Year
Category:	Real Estate Sale - Sale Notice		i dalah kacamatan dan dan dalah dan dalah Tanggaran dan dan dalah dan daripat dan dalah dan	Zone: 147	
Manner:	< Not Specified >	Expires:	entre de la companya	Warrant:	,27 1,271
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	-	RIGHTS	e variant.	
	9				
					:
Serve To:		Final Serv		PANELANIAN WARANTA MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN MAKAMATAN M	
Name:	OCCUPANT	Served:	on a committee of the analytic page, adjust-	hult In Charge (Bast 1) or	
Primary	3460 OLD BERWICK ROAD	Adult In	r croonally - Au	lult In Charge Posted Ot	ther
Address:	BLOOMSBURG, PA 17815	Charge:		the teachers who is a second of the second	
Phone:	DOB;	Relation:		The second secon	
Alternate		Date:	THE S	n de la companya de La companya de la co	·
Address:		Date:	1915/19	Time: 1413	
Phone:	:	Deputy:	5	Mileage:	
Storney / C	riginator:			Andrewski callo testa telebrak sake ato reasa.	
	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Atte	mpts:			en e	on an
Date:					######################################
Time:					
Mileage:				The state of the s	- The state of the
Deputy:				Annual to the property of the	
ervice Atte	mpt Notes:		Mariana Mariana		
i interior de la composition della composition d	mpt Notes:				
. <u>.</u>		-			
		 			
· · · · · · · · · · · · · · · · · · ·					_

Wells Fargo Bank, N.A.

: COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

:

: NO.: <u>2013-CV-2011</u> Q N

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

VS.

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 <u>Dec. 17° 2014</u> at <u>G:00 rec.</u> 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 safe through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-CV-2011

Wells Fargo Bank, N.A.

 \mathbf{V}

Shannon M. Labour Jamin D. Labour

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

<u>3460 Old Berwick Road, Bloomsburg, PA 17815-3344</u> <u>Parcel No. 31-4C1-023-00,000</u>

(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

Wells Fargo Bank, N.A. COURT OF COMMON PLEAS :

Plaintiff :

CIVIL DIVISION

2014-ED-146

v.

NO.: <u>201</u>3-CV-2011 入い Shannon M. Labour

Defendant(s) **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 3460 Old Berwick Road, Bloomsburg, PA 17815-3344.

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

Jamin D. Labour

Name Address (if address cannot be reasonably ascertained.

please so indicate)

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

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

Name Address (if address cannot be reasonably

ascertained, please so indicate)

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

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

Address (if address cannot be

reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be

reasonably ascertained, please indicate)

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.

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

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 BLOOMSBURG, PA 17815

C/O PATRICK T. O'CONNELL, ESQUIRE

DOMESTIC RELATIONS OF

COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF WELFARE

P.O. BOX 2675

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING

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

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

R

Ву:

Phelan Hallinan, LLI

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

Attorney for Plaintiff

PHELAN 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

: CIVIL DIVISION

Shannon M. Labour

Jamin D. Labour

v.

Defendant(s)

NO.: <u>2013-CV-2011</u> 2 ((

2014-ED-146 COLUMBIA County

COURT OF COMMON PLEAS

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.

Pholan Hallinan, LLP

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

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

Attorney for Plaintiff

Wells Fargo Bank, N.A.

COLUMBIA County

vs.

: COURT OF COMMON PLEAS

Shannon M. Labour Jamin D. Labour CIVIL DIVISION

NO.: <u>2013-CV-2011</u> 211

2014-ED-140

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.

Helan Hallinan, LLP

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

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

COURT OF COMMON PLEAS

: CIVIL DIVISION

NO.: <u>2013-CV-2011</u> Q N

9014-ED-140

COLUMBIA County

Shannon M. Labour Jamin D. Labour

v.

Defendant(s)

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.

Pholan Hallinan, LLP

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

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

Wells Fargo Bank, N.A.

COLUMBIA County

Attorney for Plaintiff

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

Shannon M. Labour Jamin D. Labour

NO.: 2013-CV-2011 2 11

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.

helan Hallinan, LLP

seph E. DeBarberic, Esq., Id. No.315421

Wells Fargo Bank, N.A. : COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

: NO.: 2013-CV-2011 Q.(

VS.

2014-ED 146

Jamin D. Labour : COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Shannon M. Labour

3460 OLD BERWICK ROAD BLOOMSBURG, PA 17815-3344

JAMIN D. LABOUR 2420 SECOND STREET BLOOMSBURG, PA 17815

st 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 17" 2014 at 9.00 Any 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 duc. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment. if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 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 piu 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.

 \mathbf{V}

Shannon M. Labour Jamin D. Labour

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

<u>3460 Old Berwick Road, Bloomsburg, PA 17815-3344</u> <u>Parcel No. 31-4C1-023-00,000</u>

(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

<u>3460 Old Berwick Road, Bloomsburg, PA 17815-3344</u> <u>Parcel No. 31-4C1-023-00,000</u>

(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	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
		No.: 2013-CV-2011 A N
Shannon M. Labour Jamin D. Labour		2014-ED-146
Summ 19. Labour		ISSUED
•	Defendants	
NOW,	20I,	High Sheriff of Columbia County, Pennsylvania, do
		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaintit	ff.	
Defendants alleged address is		
		Sheriff, Columbia County, Pennsylvania
		• • •
	<u></u>	By
Now		OF SERVICE
		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	
		BV.
Notary Public		Sheriff
		, See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
return		
		So Answers,
		·
		Sheriff
		5
		The control
		Deputy Sheriff

	* 1 11 C 1 14 I W1 4 I
SHERIFF SERVICE	INSTRUCTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETURN	readability of all copies. Do not 1 to 1
The state of the s	readability of all copies. Do not detach any copies.
Plaintiff	Expiration date
Wells Fargo Bank, N.A.	No.: 2013-CV-2012 3.11
<u></u>	2014-ED-146
Defendant	Type or Writ of Complaint
Shannon M. Labour	EXECUTION/NOTICE OF SALE
	Limbe Holdholdel, OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DE	SSCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
AT 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 EXPEDIT	ING SERVICE.
PLEASE POST THE PURMICUS WIFTI THE STUDY	
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL (OF SALE
NOW,	deputize the Sheriff of
one make tertain alerean according to law,	
Sheriff c	of COLUMBIA County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHM property under within writ may leave supply without a watchman, in quarted; of values are supply without a watchman, in quarted; of values are supply without a watchman.	IAN — Any deputy sheriff levying upon or attaching any
property under within writ may leave same without a watchman, in custody of whomever is a stuchment without liability on the part of such deputy or shariff to any of sixth the same of such deputy or shariff to any of sixth the same of sixth the s	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 an sheriff's sale thereof.	y loss, destruction or removal of any such property before
Signature of Amorney of other Originator requesting service on behalf of XX Plaintiff	Telephone Number Date
Defendant Defendant	Telephone Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia PA 19103-1813	(215)563-7000 S/18/4
V SPACE BELOW FOR USE OF SHERIFF ONLY —	- DO NOT WRITE BELOW THIS LINE
rlain1iff	Court Number
RETURNED:	
A LITTER MADE AND A STATE OF THE STATE OF TH	<u> </u>
Signature of De	p. Sheriff
of	
Signature of She	eriff
the mane of the	Date
Sheiff of	
<u> </u>	

SHERIFF SERVICE	INSTRUC	CTIONS: Please type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETUR	N readability	of all copies. Do not detach any copies.
	Expiratio	
Plaintiff		No.: 2013-CV-2011 211
Wells Fargo Bank, N.A.		2014-ED-146
Defendant		Type or Writ of Complaint
Shannon M. Labour		EXECUTION/NOTICE OF SALE
Jamin D. Labour	i	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE SHANNON M, LABOUR ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Co.)	<u> </u>	PROPERTY TO BE LEVIED, ATTACHED OR SALE.
3460 Old Berwick Road	de)	
Bloomsburg, PA 17815-3344		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EX	PEDITING SERVICE.	
CERVE DECEMBANG MURIT BUT NOTICE OF CALL		
NOW,, 20, I. Sheriff of COLUMBIA County, PA of	to hamber donution the C	N 100 - P
County, to execute the within and make return thereof according to law.	to nereby deputize the S	Specify of
·		<u></u> _
	Sheriff of COLUMBIA	County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF W	ATCHMAN—Any de	puty sheriff levying upon or attaching any
property under within writ may leave same without a watchman, in custody of whom	never is found in posses	sion, after notifying person of levy or
attachment without hability on the part of such deputy or sheriff to any plaintiff here sheriff's sale thereof.	in for any loss, destruct	tion or removal of any such property before
^		
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone	Number Date
NO 00 1/10 May 2/1"		
ADDRESS: One Pope Capter of Suburdaya Station, 1617, John W. Konnada Davidson, S. C.		. = 0.00
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sa	inite 1400 (215)563	3-7000
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814	nite 1400 (215)563	t i
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Sa	nite 1400 (215)563	t i
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDIRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEFF	nite 1400 (215)563	WRITE BELOW THIS LINE
ADDRESS: Onc Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTET RETURNED:	ite 1400 (215)563	WRITE BELOW THIS LINE Court Number
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	(215)563 ILY — DO NOT	WRITE BELOW THIS LINE
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	ite 1400 (215)563	WRITE BELOW THIS LINE Court Number
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	NSWERS ture of Dep. Sheriff	WRITE BELOW THIS LINE Court Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	(215)563 ILY — DO NOT	WRITE BELOW THIS LINE Court Number
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	NSWERS ture of Dep. Sheriff	WRITE BELOW THIS LINE Court Number Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: AFFIRMED and subscribed to before me this	NSWERS ture of Dep. Sheriff	WRITE BELOW THIS LINE Court Number Date
ADDRESS: One Fenn Center at Suburban Station, 1617 John F. Kennedy Boulevard, St. Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERIFF ON PLAINTEF RETURNED: APPIRMED and subscribed to before me this	NSWERS ture of Dep. Sheriff	WRITE BELOW THIS LINE Court Number Date

SHERIFF SERVICE	INSTRUC	TIONS: Please type or print legibly,	insuring
PROCESS RECEIPT and AFFIDAVIT OF RE	TURN readability	y of all copies. Do not detach any cop	ics.
Divini CC	Expiration	on date	
Plaintiff Wells Fargo Bank, N.A.		No.: 2013-CV-2011 201	
		2014-ED-146	
Defendant Change M. Lak		Type or Writ of Complaint	
Shannon M. Labour Jamin D. Labour		EXECUTION/NOTICE OF SALE	
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO. SHANNON M. LABOUR	SERVICE OR DESCRIPTION OF	PROPERTY TO BE LEVIED, ATTACHED OR SA	LE.
AT ADDRESS (Street or RFD. Apartment No., City, Boro, Twp., State and	·		
1610 Orange Street	. Zip Code)		
Berwick. PA 18603-2520			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERVICE	<u> </u>	
CENTE DECEMBANDAMENTO NOME OF COLUMN			
NOW, 20, I, Sheriff of COLUMBIA County	The defendant of the	22 - 17 - 5	
County, to execute the within and make return thereof according to law.	y, r.A. do nereby acputize the S	sheriff of	-
	Sheriff of COLUMBIA	County, Penna,	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER	OF WATCHMAN — Any de	buty sheriff levving upon or attaching any	
property under within writ may leave same without a watchman, in custody of	of whomever is found in posses	sion, after notifying person of love or	
attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	iff herein for any loss, destruct	tion or removal of any such property before	
Signature of Attornouser other Originator requesting service on behalf of XX Plan		Number Date	
ADDRIESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouley	fendant	- 7000 9 /18/14	
Philadelphia, PA 19103-1814	(=12)20.	, r	
SPACE BELOW FOR USE OF SHERIF	F ONLY DO NOT	WRITE BELOW THIS LINE	
PLAINTIFF		Court Number	
RETURNED:			
AFFIRMED and subscribed to before me this day	SO ANSWERS	Date	
	Signature of Dep. Sheriff	15/10	
of20			
20	Signature of Sheriff	Date	
		Dille	
	C1 100 C		<u></u>
	Sheriff of		

PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUC	TIONS: Please typ	pe or print legibly, insuring
TROCESS RECENT and ALLERY TO KETOKN	readability	of all copies. Do	not detach any copies.
Plaintiff	Expiration		
Wells Fargo Bank, N.A.		No.: 2013-CV-2911	
Defendant		<u> 2014-E</u>	D-146
Shannon M. Labour	ì	Type or Writ of Comp	
Jamin D. Labour		EXECUTION/NO	THEE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR JAMIN D, LABOUR	DESCRIPTION OF 1	ROPERTY TO BE LEVI	ED, ATTACHED OR SALE.
AT ADDRESS (Street of 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 EXPED	ITING SERVICE.	<u></u> .	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,	ehy denutize the SI	periff of	
County, to execute the within and make return thereof according to law,	ony inspiritue are in		
Sheri	ff of COLUMBIA	County Penns	
		-	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCH property under within writ may leave same without a watchman, in custody of whomever attachment without liability on the part of such deputy or sheriff to any plaintiff herein for sheriff's sale thereof.	is found in possess	ion, after notifying per-	san of levy or
ADIPHESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 14	Telephone I		Date 9 18 14
Philadelphia, PA 19103-1814	1 - 11 / 11 / 12		1901
SPACE BELOW FOR USE OF SHERIFF ONLY	— DO NOT	WRITE BELO	W THIS LINE
PLAINTIFF		Court Number	
			<u> </u>
RETURNED:			
AFFIRMED and subscribed to before me this day SO ANSWI			Date
AFFIRMED and subscribed to before me this day SO ANSWI Signature of	ERS (Dep. Sheriff		Date
AFFIRMED and subscribed to before me this day SO ANSWI Signature of 20	f Dep. Sheriff		Date
AFFIRMED and subscribed to before me this day SO ANSWI Signature of	f Dep. Sheriff		Date Date
AFFIRMED and subscribed to before me this	f Dep. Sheriff		
AFFIRMED and subscribed to before me this day SO ANSWI Signature of 20	f Dep. Sheriff		

SHERIFF SERVICE	INICT	DICTIONS N	
PROCESS RECEIPT and AFFIDAVIT OF RETU	INS I	KUCHONS: Please t	ype or print legibly, insurin
THO OESO RECOIL I and ATTIDAVII OF RETUI		mitty of all copies. Do	not detach any copies.
Plaintiff	EXpii	ration date No.: <u>2013-CV-2013</u>	
Wells Fargo Bank, N.A.		_	•
Defendant		<u>- 1000 - 1</u>	ED-146
Shaunon M. Labour		Type or Writ of Con	oplaint
Janun D. Labour		EABCUTION/N	OTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERV JAMIN D. LABOUR ADDRESS (Street of RED. Appropriet No. City, Box of Fig. Sec. 187)		IN OF PROPERTY TO BE LEV	VIED, ATTACHED OR SALE.
2420 SECOND STREET	Code)		
Bloomsburg, PA 17815			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN I	EXPEDITING SERV	VICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW	do hereby deputize	the Sheriff of	
	Sheriff of COLUM	ABIA County, Penna.	·
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF A	WATCHMAN = At	ny demity checiff lamina a-	and the second second second
attachment without liability on the part of such deputy or sheriff to any plaintiff he sheriff's sale thereof.	erein for any loss, des	struction or removal of any	such property before
ADDRESS: One Pena Center at Suburban Station, 1617 John F. Kennedy Boulevard, S. Philadelphia, PA 19103-1814	mt Suite 1400 (215	hone Number)563-7000	Date 9/18/14
SPACE BELOW FOR USE OF SHERIFF OF	NI V DO N	OT WILTER DEL	THE COURT OF THE PARTY.
PLAINTIPF OF	NET - DON	Court Number	W THIS LINE
		Court : Villabel	
			
RETURNED:			
	ANSWERS		
	ANSWERS ature of Dep. Sheriff		Date
,	or sep, bucin		
of20	- COL		
Signs	ature of Sheriff		Date
Sheri	iff of	<u> </u>	
Í			

Document	Receipt

Trans# 3936 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00 AMShip to: TECHNICAL SUPPORT GROUP INTERNAL REVENUE SERVICE

600 ARCH STREET ROOM 3259 71901140006000039342 Tracking #: Doc Ref#:

2014ED146 Postage 5.3400

PHILADELPHIA PA 19106

Document	Pessint
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
COCUMENT	L CCEIDI

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR

Tracking #;

71901140006000039335

ROBERT N.C. NIX FEDERAL BUILDING

Doc Ref #:

2014ED146

PHILADELPHIA PA 19107

Postage 5.3400

Document	Receint

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

Ship to:

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

WELFARE

PO BOX 8016 Tracking #: 71901140006000039328

Doc Ref #: 2014ED146

HARRISBURG PA 17105 Postage 5.3400

146

10/14/2014

Print Your Documents Page 1 of 1

Document Receipt

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

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

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

AMOUN'I

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

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

THIS DOCUMENT OGNTAINS REAT GENSITIVE INA. TOUGH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT

#001456900# #03600180B# 361508666#