

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Anne Neaus

NO. 157-2014 ED NO. 1087-2014 JD

DATE/TIME OF SALE: February 11, 2015 @ 9:00 A M

BID PRICE (INCLUDES COST) \$ 1988.64

POUNDAGE - 2% OF BID \$ 39.77

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2028.41

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 2028.41

LESS DEPOSIT: 1350 \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 678.41

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
ANNE NEAUS

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, February 11, 2015

Writ of Execution No. : 2014CV1087

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 617 WASHINGTON STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$48.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,085.64
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,921.64**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$1,988.64**

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

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

Printed by: Sheriff's Office, PA 17815



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

March 12, 2015

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

Re: ANNE NEAUS A/K/A ANNE K. MONROE
617 WASHINGTON STREET
BERWICK, PA 18603-2819
2014-CV-1087

Dear Sir or Madam:

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

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

Kinyon.Lanier
For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC

PH # 950525

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

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

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

B. TRANSFER DATA

Date of Acceptance of Document 2/17/15	Grantor(s)/Lessor(s) Timothy Chamberlain	Telephone Number (570) 389-5622	Grantee(s)/Lessee(s) WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC.	Telephone Number 704-329-3200
	Mailing Address PO Box 380, W. Main Street		Mailing Address 3476 STATEVIEW BOULEVARD	
	City Bloomshurg	State PA	City FORT MILL	State SC
		ZIP Code 17815		ZIP Code 29715

C. REAL ESTATE LOCATION

Street Address 617 WASHINGTON STREET, BERWICK, PA 18603-2819	City, Township, Borough BERWICK BOROUGH
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County COLUMBIA	School District BERWICK	Tax Parcel Number 04C-02-194-00,000
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D. VALUATION DATA

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

1. Actual Cash Consideration \$ 1,988.64 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 1,988.64
4. County Assessed Value \$ 23,162.00	5. Common Level Ratio Factor X 3.61	6. Fair Market Value = \$83,614.82

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

1a. Amount of Exemption Claimed - \$83,614.82	1b. Percentage of Grantor's Interest in Real Estate 100%	1b. Percentage of Grantor's Interest in Real Estate 100%
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2. Check Appropriate Box Below for Exemption Claimed.

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

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

Signature of Correspondent or Responsible Party

Kinyon Lanier

Date

3/17/15

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

001505356

DATE
3/17/2015

AMOUNT
****\$678.41

PAY SIX HUNDRED SEVENTY-EIGHT AND 41 / 100 Dollars

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


AUTHORIZED SIGNATURE

MOC [950525] 617 WASHINGTON STREET (2014-CV-1087)

Neaus

⑈001505356⑈ ⑆036001808⑆ 361508666⑈

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

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

Re: WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC. v.
ANNE NEAUS A/K/A ANNE K. MONROE et al.
No.: 2014-CV-1087

Dear Sir/Madam:

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

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

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

****Property is listed for the 02/11/2015 Sheriff Sale.****

Very truly yours,

Phelan Hallinan, LLP

By:

Legal Assistant

CC: ANNE NEAUS A/K/A ANNE K. MONROE

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

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A. S/B/M WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1087**
:
:

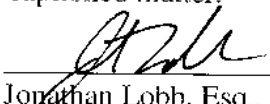
v.

ANNE NEAUS A/K/A ANNE K. MONROE
Defendant(s)

CERTIFICATE OF FILING

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

Date: 12/22/14



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

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

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A. S/B/M WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

:
: **CIVIL DIVISION**
:
: **No.: 2014-CV-1087**
:
:

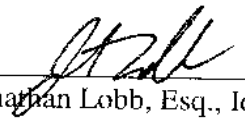
v.

ANNE NEAUS A/K/A ANNE K. MONROE
Defendant(s)

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 12/17/2014 at 09:00 AM in the above-captioned matter has been continued until 02/11/2015 at 09:00 AM.

Date: 12/22/14


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

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

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A. S/B/M WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

:
: **CIVIL DIVISION**
:

v.

: **No.: 2014-CV-1087**
:
:

ANNE NEAUS A/K/A ANNE K. MONROE
Defendant(s)

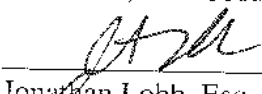
CERTIFICATION OF SERVICE

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

ANNE NEAUS
217 MAPLE ROAD
BERWICK, PA 18603-4215

ANNE NEAUS
617 WASHINGTON STREET
BERWICK, PA 18603-2819

Date: 12/22/14


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

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

Attorney for Plaintiff

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

**WELLS FARGO BANK, N.A. S/B/M WELLS FARGO
HOME MORTGAGE, INC.**
Plaintiff

:
: **CIVIL DIVISION**
:

v.

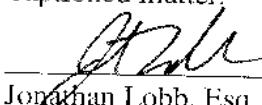
: **No.: 2014-CV-1087**
:
:

ANNE NEAUS A/K/A ANNE K. MONROE
Defendant(s)

CERTIFICATE OF FILING

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

Date: 12/22/14


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

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania

Foreclosure Manager

December 17, 2014

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE,
INC. v.
ANNE NEAUS
617 WASHINGTON STREET BERWICK, PA 18603-2819
No.: 2014-CV-1087

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for December 17, 2014 due to the following: Title Claim.

The Property is to be relisted for the February 11, 2015 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
PATRICK WIRT for
Phelan Hallinan, LLP

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>48.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>456.00</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

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

TOTAL COSTS (OPENING BID) \$ 1988.64

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

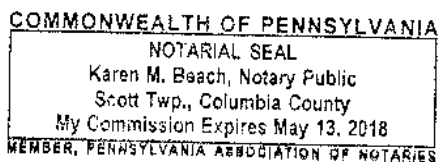
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March,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

.....
James T. Micklow

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

.....
Karen M. Beach

(Notary Public)



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

.....

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER SECOND EXECUTION NUMBER

2014CV1087 (12/17/14)

DATE OF SALE

12/17/2014

AMOUNT

\$1,599.75

REVENUE ID

1260075629

\$0.00

EMPLOYER EIN

\$0.00

SALES TAX LICENSE NUMBER

84113235

\$1,599.75

SOCIAL SECURITY NUMBER

\$0.00

INHERITANCE TAX FILE NUMBER

\$0.00

OTHER TAX NUMBER

\$0.00

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

DEFENDANT

ANNE NEAUS AKA ANNE K MONROE

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

☒ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Withholding Tax, 72 P.S. § 7345

☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Sales Tax	9/26/2008	2008CV1693	\$1,599.75
TOTAL:			\$1,599.75

I certify that the above Statement of Account is a true and correct statement of all lien taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 21 day of, November 2014

DIRECTOR, BUREAU OF COMPLIANCE

Mary Hubler

SECRETARY OF REVENUE

Daniel Meuser



IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff

vs.

ANNE NEAUS
A/K/A ANNE K. MONROE

Defendant

Court of Common Pleas

Civil Division

COLUMBIA County

No.: 2014-CV-1087

No.: 2014-ED-157

CLERK OF COURT'S OFFICE
COLUMBIA COUNTY, PA
131B NOV 17 A 11:11

FILED
PROTHONOTARY

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

Principal Balance	\$53,639.82
Interest Through December 1, 2014	\$3,296.60
Late Charges	\$106.64
Legal fees	\$1,650.00
Cost of Suit and Title	\$888.94
Mortgage Insurance Premium to be Paid Prior	\$64.68
Escrow Deficit	\$1,137.68
TOTAL	\$60,784.36

Plus interest at six percent per annum.

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

BY THE COURT

15/ Gary E. Norton
J.

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

Kathryn McGurl
Legal Assistant, 1482

Representing Lenders in
Pennsylvania

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

No.: 2014-CV-1087
No.: 2014-ED-157

Re: **WELLS FARGO BANK, N.A. S/B/M WELLS FARGO HOME MORTGAGE, INC. VS. ANNE
NEAUS A/K/A ANNE K. MONROE**
No.: 2014-CV-1087, No.: 2014-ED-157

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

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

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 12/17/2014 Sheriff Sale.****

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

Very truly yours,

Phelan Hallinan, LLP

By:

Kathryn McGurl, Legal Assistant

cc: Sheriff of COLUMBIA County

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

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M WELLS
FARGO HOME MORTGAGE, INC.
Plaintiff,

v.


ANNE NEAUS A/K/A ANNE K. MONROE
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2014-CV-1087
: No.: 2014-ED-157

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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


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

Date: 11/13/14

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

Name and
Address
Of Sender

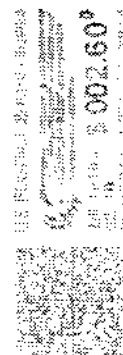
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/JKM - 12/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
2	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
		RE: ANNE NEAUS A/K/A ANNE K. MONROE (COLUMBIA) PH# 950525/1021 Writ Team	Page 2 of 2 \$5.66

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

Form 3877 Facsimile



Name and
Address
Of Sender



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

AZK/JKM - 12/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 617 WASHINGTON STREET BERWICK, PA 18603-2819	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance PO Box 280948 Harrisburg, PA 17128-0948	\$0.47
4	****	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance PO BOX 280946 HARRISBURG, PA 17128-0946	\$0.47
5	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
6	****	Lynv Funding, LLC 15 SOUTH MAIN STREET, SUITE 500 GREENVILLE, SC 29601	\$0.47
7	****	Lynv Funding, LLC C/O Michael Ratchford, Esquire Edwin Abrahamsen & Assoc. 120 North Keyser Avenue Scranton, PA 18504	\$0.47
8	****	M & T Mortgage Corporation One M & T Plaza Buffalo, NY 14203	\$0.47
9	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
10	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
RE: ANNE NEAUSA /KIA ANNE K. MONROE (COLUMBIA) PH # 250525/1021 Write Team			Page 1 of 2
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R000 S013 and S021 for limitations of coverage.			

Form 3877 Facsimile



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SHERIFF'S RETURN OF SERVICE

11/12/2014 01:02 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 617 WASHINGTON STREET, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2014

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

Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 617 WASHINGTON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2014CV1087

617 WASHINGTON STREET, BERWICK, PA 18603

NO EXPIRATION

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



71901140006000039144

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

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-1087</u>
	:	
Anne Neaus a/k/a Anne K. Monroe	:	<u>2014-ED-157</u>
	:	
Defendant(s)	:	COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Anne Neaus a/k/a Anne K. Monroe
 217 Maple Road
 Berwick, PA 18603-4215

****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 617 Washington Street, Berwick, PA 18603-2819 is scheduled to be sold at the Sheriff's Sale on December 17th at 9:00 A.M. in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$55,702.11 obtained by Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling **215-563-7000.**

BERWICK BORO
E CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603
 RS MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS
 CLOSED HOLIDAYS
 NE:570-752-7442

FOR: COLUMBIA County			DATE	BILL NO.	
			03/01/2014	5262	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	31,585	9.146	283.10	288.88	317.77
SINKING		1.345	41.63	42.48	46.73
FIRE		1.25	38.69	39.48	41.45
LIGHT		1.75	54.16	55.27	58.03
BORO RE		11.1	343.58	350.59	368.12
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		761.16	832.10
		April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after

ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

NEAUS BARRY E & ANNE K
 217 MAPLE ROAD
 BERWICK PA 18603

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-03-100-50,000	
217 MAPLE RD	
.2094 Acres	Land
	Buildings
Total Assessment	31,585

Connie C. Gingher

is tax returned to courthouse on: January 1, 2015

CK 776.70

CK 4246

FILE COPY

6-19-14

Desire a receipt, send a self-addressed stamped envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

014 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

016904 BERW
 NEAUS BARRY E & ANNE K
 217 MAPLE RD
 BERWICK, PA 18603-4215



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

Bill Date: 7/1/2014

Bill#: 2904

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04D03 10050000

Prop. Type 3

Property Location and Description:
 217 MAPLE RD
 .209

Assessment:

L= 3,648
 B= 27,937
 T= 31,585

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	1,413.43
HOMESTEAD EXCLUSION	(4,067.00)	(182.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	1,206.80
If Paid By 10/31/2014	FACE Amount	1,231.43
If Paid After 10/31/2014	10% Penalty Amount	1,354.57

Connie C. Gingher

CK 1206.80

CK 260

Last day to pay Tax Collector 12/15/2014

Include self-addressed stamped envelope if 8-31-14
 return receipt required.

Office Hours:

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

Tem,

2014 Taxes were all paid.

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 10/10/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1010948
Description: **A Neaue/A Monroe**
Run Dates: **11/26/14 to 12/10/14**
Class: **2**
Agate Lines: **198**
Blind Box:

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1087

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 certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes, thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Anna K. Monroe, by Deed from Federal National Mortgage Association aka, Fannie Mae, a Corporation under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 05/20/2002, recorded 07/11/2002 in Instrument Number 200208142.
Tax Parcel: 04C-02-194-00,000

Premises Being: 617 Washington Street Berwick, PA 18603-2819

PROPERTY ADDRESS: 617 WASHINGTON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-194-00,000

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

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

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

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

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

REAL ESTATE TAX CERTIFICATION

Date: 10/10/2014

Fee: \$5.00

Cert. NO: 19110

MONROE ANN
C/O ANN NEAUS
217 MAPLE RD
BERWICK PA 18603

District: BERWICK BORO
Deed: 20020 -8142
Location: 617 WASHINGTON ST LOT
Parcel Id:04C-02 -194-00,000

Assessment: 23,162
Balances as of 10/10/2014

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

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: dm.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1087

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 certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

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Tax Parcel: 04C-02-194-00,000

Premises Being: 617 Washington Street Berwick, PA 18603-2819

PROPERTY ADDRESS: 617 WASHINGTON STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-02-194-00,000

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

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

vs.

Anne Neaus a/k/a Anne K. Monroe

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1087

2014-ED-157

COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 617 Washington Street, Berwick, PA 18603-2819
(See Legal Description attached)

Amount Due

Interest from 10/10/2014 to Date of Sale

@ \$9.16 per diem

\$55,702.11

\$_____ and costs.

Dated

10-9-14

(SEAL)

PH # 950525

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

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: 2014-CV-1087
Anne Neaus a/k/a Anne K. Monroe	:	2014-ED-157
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc., 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 **617 Washington Street, Berwick, PA 18603-2819**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Anne Neaus a/k/a Anne K. Monroe	217 Maple Road Berwick, PA 18603-4215

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Anne Neaus a/k/a Anne K. Monroe	217 Maple Road Berwick, PA 18603-4215

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	PO Box 280948 Harrisburg, PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	PO Box 280946 Harrisburg, PA 17128-0946
Lynn Funding, LLC	15 South Main Street, Suite 500 Greenville, SC 29601
Lynn Funding, LLC C/O Michael Ratchford, Esquire Edwin Abrahamsen & Assoc.	120 North Keyser Avenue Scranton, PA 18504

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
M & T Mortgage Corporation	One M & T Plaza Buffalo, NY 14203


5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- | | |
|--|--|
| Tenant/Occupant | 617 Washington Street
Berwick, PA 18603-2819 |
| Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division | 6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128 |
| Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program | P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105 |
| Domestic Relations of Columbia County | Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 |
| Commonwealth of Pennsylvania Department of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |
| Internal Revenue Service Advisory | 1000 Liberty Avenue Room 704
Pittsburgh, PA 15222 |
| U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building | 228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754 |

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

Date: 10/1/14

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

REAL ESTATE OUTLINE

ED # 2014ED157

DATE RECEIVED Oct 9th 2014
DOCKET AND INDEX 2014 CV 1087

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u> </u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u> </u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR <u> </u>	<u>X</u>	CK# <u>001460032</u>

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

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

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

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

vs.

Anne Neaus a/k/a Anne K. Monroe

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1087
:
: 2014-ED-157

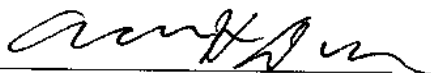
VERIFICATION OF NON-MILITARY SERVICE

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) Anne Neaus a/k/a Anne K. Monroe is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Anne Neaus a/k/a Anne K. Monroe is over 18 years of age and resides at 217 Maple Road, Berwick, PA 18603-4215 and 617 Washington Street, Berwick, PA 18603-2819.

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



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

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

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.	:	COLUMBIA County
	:	
vs.	:	COURT OF COMMON PLEAS
	:	
Anne Neaus a/k/a Anne K. Monroe	:	CIVIL DIVISION
	:	
	:	NO.: <u>2014-CV-1087</u>
	:	2014-ED-157


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) Anne Neaus a/k/a Anne K. Monroe is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Anne Neaus a/k/a Anne K. Monroe is over 18 years of age and resides at 217 Maple Road, Berwick, PA 18603-4215 and 617 Washington Street, Berwick, PA 18603-2819.

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


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

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

Attorneys for Plaintiff

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.
Plaintiff

v.

Anne Neaus a/k/a Anne K. Monroe
Defendant(s)

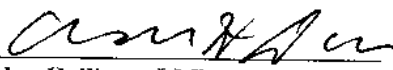
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-1087**
:
: **2014-ED-157**
: **COLUMBIA County**
:

CERTIFICATION

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

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

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

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

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

Attorneys for Plaintiff

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.
Plaintiff

v.

Anne Neaus a/k/a Anne K. Monroe
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1087
:
: 2014-ED-157
: COLUMBIA County
:

CERTIFICATION

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

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

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

By: 

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

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Anne K. Monroe, by Deed from Federal National Mortgage Association aka, Fannie Mae, a Corporation under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 05/20/2002, recorded 07/11/2002 in Instrument Number 200208142.

Tax Parcel: 04C-02-194-00,000

Premises Being: 617 Washington Street Berwick, PA 18603-2819

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.	:	COURT OF COMMON PLEAS
	:	
Plaintiff	:	CIVIL DIVISION
	:	
vs.	:	NO.: <u>2014-CV-1087</u>
	:	
Anne Neaus a/k/a Anne K. Monroe	:	<u>2014-ED-157</u>
	:	
Defendant(s)	:	COLUMBIA County
	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Anne Neaus a/k/a Anne K. Monroe
217 Maple Road
Berwick, PA 18603-4215

****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 617 Washington Street, Berwick, PA 18603-2819 is scheduled to be sold at the Sheriff's Sale on Dec. 17th 2014 at 9:00 A.M. in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$55,702.11 obtained by Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1087**

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

v.

Anne Neaus a/k/a Anne K. Monroe

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

617 Washington Street, Berwick, PA 18603-2819

Parcel No. 04C-02-194-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$55,702.11**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL that certain picce or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Washington Street at the northeast corner of Lot No. 8, Section 16 of the Land Improvement Company's addition to Berwick, being in the common boundary line between the land herein described and lot now or late of Elmer Bankes; thence along the westerly side of Washington Street, forty (40) feet to the corner of Lot No. 10; thence along line of Lot No. 10 in a westerly (erroneously referred to as easterly in prior chain of title) direction to an alley; thence along the easterly side of said alley in a southerly (erroneously referred to as westerly in prior chain of title) direction forty (40) feet more or less to the northwest corner of Lot No. 8 in an easterly direction to Washington Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Anne K. Monroe, by Deed from Federal National Mortgage Association aka, Fannie Mae, a Corporation under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 05/20/2002, recorded 07/11/2002 in Instrument Number 200208142.

Tax Parcel: 04C-02-194-00,000

Premises Being: 617 Washington Street Berwick, PA 18603-2819

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. Plaintiff v. Anne Neaus a/k/a Anne K. Monroe Defendant(s)	: : : : : : : : : :	COURT OF COMMON PLEAS CIVIL DIVISION NO.: 2014-CV-1087 2014-ED-157 COLUMBIA COUNTY
---	--	---

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc., 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 **617 Washington Street, Berwick, PA 18603-2819**.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Anne Neaus a/k/a Anne K. Monroe	217 Maple Road Berwick, PA 18603-4215

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Anne Neaus a/k/a Anne K. Monroe	217 Maple Road Berwick, PA 18603-4215

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	PO Box 280948 Harrisburg, PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	PO Box 280946 Harrisburg, PA 17128-0946
Lvnv Funding, LLC	15 South Main Street, Suite 500 Greenville, SC 29601
Lvnv Funding, LLC C/O Michael Ratchford, Esquire Edwin Abrahamsen & Assoc.	120 North Keyser Avenue Scranton, PA 18504

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

Name	Address (if address cannot be reasonably ascertained, please indicate)
M & T Mortgage Corporation	One M & T Plaza Buffalo, NY 14203


5. Name and address of every other person who has any record lien on the property:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____

None.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name _____ Address (if address cannot be reasonably ascertained, please indicate) _____
- | | |
|--|--|
| Tenant/Occupant | 617 Washington Street
Berwick, PA 18603-2819 |
| Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division | 6th Floor, Strawberry Sq.
Dept 280601
Harrisburg, PA 17128 |
| Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program | P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105 |
| Domestic Relations of Columbia County | Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 |
| Commonwealth of Pennsylvania Department of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |
| Internal Revenue Service Advisory | 1000 Liberty Avenue Room 704
Pittsburgh, PA 15222 |
| U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building | 228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754 |

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

Date: 10/1/18

By: 
Phelan Hallinan, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1087** 2014-ED-157

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

v.

Anne Neaus a/k/a Anne K. Monroe

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

617 Washington Street, Berwick, PA 18603-2819

Parcel No. 04C-02-194-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$55,702.11**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S RETURN

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.
Plaintiff

vs.

Anne Neaus a/k/a Anne K. Monroe

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2014-CV-1087 2014-ED-157

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.	No.: 2014-CV-1087 <div style="text-align: center; font-size: 1.2em;">2014-ED-157</div>
Defendant Anne Neaus a/k/a Anne K. Monroe	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT { <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>617 Washington Street</u> <u>Berwick, PA 18603-2819</u> </div>	

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date <div style="text-align: center; font-size: 1.2em;">10/1/14</div>
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE		
PLAINTIFF	Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff Signature of Sheriff	Date Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

No.: 2014-CV-1087

2014-ED-157

Defendant

Anne Neaus a/k/a Anne K. Monroe

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

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

ANNE NEAUS A/K/A ANNE K. MONROE

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

617 Washington Street

Berwick, PA 18603-2819

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

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

Telephone Number

(215)563-7000

Date

10/1/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc.

No.: 2014-CV-1087

Defendant

Anne Neaus a/k/a Anne K. Monroe

2014-ED-157

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

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

ANNE NEAUS A/K/A ANNE K. MONROE

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

617 Washington Street

Berwick, PA 18603-2819

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

____ Defendant

Telephone Number

Date

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

(215)563-7000

10/1/14

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	3918	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

M & T MORTGAGE CORP

ONE M & T PLAZA

Tracking #: 71901140006000039168

Doc Ref #: 2014ED157

Postage 5.3400

BUFFALO NY 14203

157

Document Receipt

Trans #	3917	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 71901140006000039151

Doc Ref # 2014ED157

Postage 5.3400

PHILADELPHIA PA 19106

157

Document Receipt

Trans #	3917	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039151

Doc Ref #: 2014ED157

Postage 5.3400

PHILADELPHIA PA 19106

157

Document Receipt

Trans #	3919	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

ABRAHAMSEN & ASSOC

LVNV FUNDING

120 NORTH KEYSER AVENUE

Tracking #: 71901140006000039175

Doc Ref #: 2014ED157

Postage 5.3400

SCRANTON PA 18504

157

Document Receipt

Trans #	3920	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

LVNV FUNDING

15 SOUTH MAIN STREET
SUITE 500

GREENVILLE SC 29601

Tracking #	71901140006000039182
Doc Ref #:	2014ED157
Postage	5.3400

157

Document Receipt

Trans #	3916	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

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

Tracking #: 71901140006000039144

Doc Ref #: 2014ED157

Postage 5.3400

PHILADELPHIA PA 19107

157

Document Receipt

Trans #	3915	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000039137

Doc Ref #: 2014ED157

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3914	Carrier / service:	USPS Server	First-Class Mail®	10/10/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000039120

Doc Ref #: 2014ED157

Postage 5 3400

HARRISBURG PA 17128

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

TD Bank, NA
3-180/360

001460032

DATE
9/29/2014

AMOUNT
*****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

JKM [950525] 617 WASHINGTON STREET (2014-CV-1087)


AUTHORIZED SIGNATURE

⑈001460032⑈ ⑆036001808⑆ 361508666⑈