

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wells Fargo Bank NA vs Allen Green

NO. 161-2014 ED NO. 1015-2014 JD

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

BID PRICE (INCLUDES COST) \$ 3148.07

POUNDAGE -- 2% OF BID \$ 62.96

TRANSFER TAX -- 2% OF FAIR MKT \$ ---

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3211.03

PURCHASER(S): Mario Hanyan

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Mario Hanyan

TOTAL DUE: \$ 3211.03

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1861.03

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
WELLS FARGO BANK, N.A.

vs.

Defendant
ALLEN P GREEN, SR
ALLEN P GREEN, JR

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, 2014

Writ of Execution No. : 2014CV1015

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 125 COLUMBIA AVENUE, 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,036.77
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	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$1,846.27**

Municipal Costs

Sewer	\$1,234.80
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Total Municipal Costs **\$1,234.80**

Distribution Costs

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

Grand Total: **\$3,148.07**

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

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

© Columbia County Sheriff's Office, 2014



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

SEAN MCDONNELL
Legal Assistant, Ext. 1422

January 22, 2015

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

Re: ALLEN P. GREEN, SR & ALLEN P. GREEN, JR
125 COLUMBIA AVENUE
BERWICK, PA 18603-2001
2014-CV-1015

Dear Sir or Madam:

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

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

Thank you in advance for your cooperation in this matter.

Very truly yours,

SEAN MCDONNELL

For Phelan Hallinan Diamond & Jones, LLP

cc: WELLS FARGO BANK, NA

PH # 948900

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name **Phelan Hallinan Diamond & Jones, LLP** Telephone Number **Area Code 215-563-7000**

Street Address **1617 JFK Boulevard, Suite 1400** City **Philadelphia** State **PA** Zip Code **19103**
One Penn Center Plaza

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Timothy T. Chamberlain, Sheriff

Street Address
PO Box 380, W. Main Street
City **Bloomsburg** State **PA** Zip Code **17815**

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
WELLS FARGO BANK, NA

Street Address
3476 STATEVIEW BOULEVARD
City **FORT MILL** State **SC** Zip Code **29715**

D. REAL ESTATE LOCATION

Street Address
125 COLUMBIA AVENUE
BERWICK, PA 18603-2001

City, Township, Borough
BERWICK BOROUGH

County
COLUMBIA

School District
BERWICK S.D.

Tax Parcel Number
04B,-02-005-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration
\$3,148.07 (winning bid)

2. Other Consideration
+ -0-

3. Total Consideration
= \$3,148.07

4. County Assessed Value
\$13,885.00

5. Common Level Ratio Factor
x 3.61

6. Fair Market Value
= \$50,124.85

F. EXEMPTION DATA

1a. Amount of Exemption Claimed
100%

1b. Percentage of Grantor's Interest in Real Estate
100%

1b. Percentage of Grantor's Interest in Real Estate
100%

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #: 201011455
(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

SEAN MCDONNELL

Date

1/26/15

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

001489912

DATE
1/20/2015

AMOUNT
****\$1,861.03

PAY ONE THOUSAND EIGHT HUNDRED SIXTY-ONE AND 03 / 100 Dollars

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

KAF [948900] 125 COLUMBIA AVENUE (2014-CV-1015)


AUTHORIZED SIGNATURE

⑈001489912⑈ ⑆036001808⑆ 361508666⑈

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.00</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>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>439.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1036.77</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1261.77</u>	

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

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>1234.80</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1234.80</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3148.07

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-320-0007
Fax: 215-563-7009

Judith Pomroy
Legal Assistant, Ext. 1630

Representing Lenders in
Pennsylvania and New Jersey

November 17, 2014

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,

Judith Pomroy
Enclosure

PLAINTIFF
WELLS FARGO BANK, NA

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 948900

DEFENDANT
ALLEN P. GREEN, SR
ALLEN P. GREEN, JR

SERVICE TEAM/ lhm
COURT NO: 2014-CV-1015

SERVE ALLEN P. GREEN, SR AT:
165 REGINAS PLACE
GEORGETOWN, SC 29440-9378

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

SERVED

Served and made known to ALLEN P. GREEN, SR, Defendant on the 6th day of NOV., 2014, at 12:35 o'clock P. M., at 1112 PINE RIDGE ST, CONWAY, in the manner described below:

☒ Defendant personally served.

SC 29527

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

Relationship is _____

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____

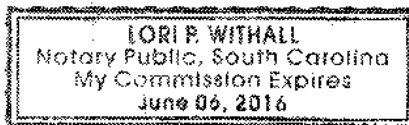
Description: Age 50-55 Height 6' Weight 190 Race W Sex M Other Short brown hair

I, LORI P. WITHALL, a competent adult, being duly sworn according to law, depose and state 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.

Sworn to and subscribed
before me this 6th day
of NOV, 2014

Notary:

By:



NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By:

Notary:

PLAINTIFF
WELLS FARGO BANK, NA

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PH # 948900

DEFENDANT
ALLEN P. GREEN, SR
ALLEN P. GREEN, JR

SERVICE TEAM/ lnm
COURT NO.: 2014-CV-1015

SERVE ALLEN P. GREEN, JR AT:
165 REGINAS PLACE
GEORGETOWN, SC 29440-9378

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

SERVED

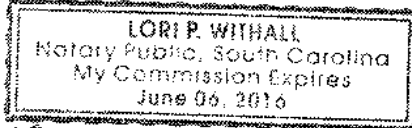
Served and made known to ALLEN P. GREEN, JR. Defendant on the 6TH day of NOV., 20 14, at 12:00 o'clock P. M., at 165 REGINAS PLACE, in the manner described below:

- Defendant personally served. GEORGETOWN, SC 29440
☒ Adult family member with whom Defendant(s) reside(s).
Relationship is SPOUSE NAMED KAILA GREEN
☐ Adult in charge of Defendant's residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant's office or usual place of business.
☐ _____ an officer of said Defendant's company.
☐ Other: _____

Description: Age 23 Height 5'5" Weight 130 Race W Sex F Other Blonde hair

I, Robert Withall, a competent adult, being duly sworn according to law, depose and state 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.

Sworn to and subscribed
before me this 6TH day
of NOV., 2014



Notary:

By: Lori Withall

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

- ☐ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)
☐ No Answer on _____ at _____; _____ at _____
☐ Service Refused

Other: _____

Sworn to and subscribed
before me this _____ day
of _____, 20____.

By: _____

Notary:

AFFIDAVIT OF SERVICE

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

COLUMBIA COUNTY

PH # 950525

DEFENDANT
ANNE NEAUS A/K/A ANNE K. MONROE

SERVICE TEAM/Imm
COURT NO.: 2014-CV-1087

SERVE ANNE NEAUS A/K/A ANNE K. MONROE AT:
217 MAPLE ROAD
BERWICK, PA 18603-4215

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

SERVED

Served and made known to ANNE NEAUS A/K/A ANNE K. MONROE, Defendant on the 31st day of OCT., 20 14, at 12:28 o'clock P.M., at 217 MAPLE ROAD, in the manner described below:

☒ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age 45 Height 5'6" Weight 145 Race W Sex F Other GRAY HAIR

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

DATE: 10-31-2014

NAME: John Neubauer

PRINTED NAME: JOHN NEUBAUER

TITLE: PROCESS SERVER

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock ____ M., I, _____, a competent adult hereby state that Defendant NOT FOUND because:

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

☐ No Answer on _____ at _____; _____ at _____

☐ Service Refused

Other: _____.

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

BY: _____

PRINTED NAME: _____

13

6/21

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

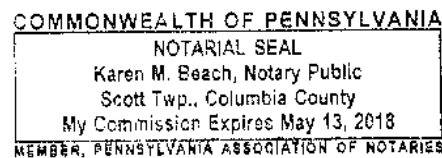
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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 this11th 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.

.....

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



71901140006000039731

ALLEN GREEN JR
165 REGINAS PLACE

GEORGETOWN SC 29440

161

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

Wells Fargo Bank, NA

vs.

Allen P. Green, Sr
Allen P. Green, Jr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1015

2014-ED-161
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: 125 Columbia Avenue, Berwick, PA 18603-2001
(See Legal Description attached)

Amount Due
Interest from 10/08/2014 to Date of Sale
@ \$10.64 per diem

\$64,751.20
\$_____ and costs.

Dated 10-15-14
(SEAL)

PH # 948900

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

Barbara N. Silvestri, Clerk
10/15/2014

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1015

Allen P. Green, Sr

Allen P. Green, Jr

: 2014-ED-161

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Allen P. Green, Sr
1112 Pine Ridge Street
Conway, SC 29527-6062

Allen P. Green, Jr
165 Reginas Place
Georgetown, SC 29440-9378

****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 **125 Columbia Avenue, Berwick, PA 18603-2001** 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 **\$64,751.20** obtained by **Wells Fargo Bank, NA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1015**

Wells Fargo Bank, NA

v.

Allen P. Green, Sr

Allen P. Green, Jr

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

125 Columbia Avenue, Berwick, PA 18603-2001

Parcel No. 04B,-02-005-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,751.20**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of Columbia Avenue called Fifteenth Street in the General Map of the Borough of Berwick, 160 feet east of Mulberry Street at the corner of Lot No. 9; thence along same in a northerly direction parallel with Mulberry Street, 160 feet to an alley; thence along said alley in an easterly direction 40 feet to line of Lot No. 7; thence along same in a southerly direction, 160 feet to Columbia Avenue aforesaid; thence along the same in a westerly direction 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen P. Green, Jr. and Allen P. Green, Sr., son and father, by Deed from David J. Featherman and Anita A. Featherman, his wife, dated 12/10/2010, recorded 12/15/2010 in Instrument Number 201011454.

Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

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

KIM ZIELINSKI
Legal Assistant, 1328

Representing Lenders in
Pennsylvania

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

No.: 2014-CV-1015
No.: 2014-ED-161

Re: **WELLS FARGO BANK, NA VS. ALLEN P. GREEN, SR, and ALLEN P. GREEN, JR**
No.: 2014-CV-1015, No.: 2014-ED-161

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:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, I.L.P.
Paul Cressman, Esq., Id. No.318079
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
paul.cressman@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, NA
Plaintiff,

v.

ALLEN P. GREEN, SR
ALLEN P. GREEN, JR
Defendant(s)

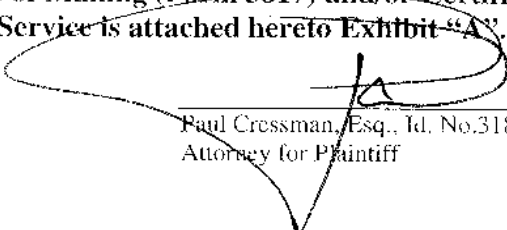
: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No.: 2014-CV-1015
: No.: 2014-ED-161

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Date: 11/13/14


Paul Cressman, Esq., Id. No.318079
Attorney for Plaintiff

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

Name and
Address
Of Sender

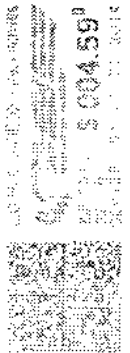


Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/JKM - 12/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 125 COLUMBIA AVENUE BERWICK, PA 18603-2001	\$0.47
2	****	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603	\$0.47
3	****	Berwick Area Joint Sewer Authority C/O Anthony McDonald, Esquire 106 MARKET STREET BERWICK, PA 18603	\$0.47
4	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	\$0.47
5	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105	\$0.47
6	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222	\$0.47
7	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754	\$0.47
RE: ALLEN P. GREEN, SR (COLUMBIA) PH # 948900/1021 Page 1 of 1 Writ Team			\$3.29
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
<p>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 8900.9913 and 9921 for limitations of coverage.</p>			

Form 3877 Facsimile



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



71901140006000039724

ALLEN GREEN SR
1112 PINE RIDGE STREET

CONWAY SC 29527

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

Wells Fargo Bank, NA

vs.

Allen P. Green, Sr
Allen P. Green, Jr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1015

2014-ED-161
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: 125 Columbia Avenue, Berwick, PA 18603-2001
(See Legal Description attached)

Amount Due
Interest from 10/08/2014 to Date of Sale
@ \$10.64 per diem

\$64,751.20
\$_____ and costs.

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

Dated 10-15-14
(SEAL)

PH # 948900

Prothonotary, Common Pleas Court
100 Court St. 1st Floor, Berwick, PA 18603

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1015

Allen P. Green, Sr

Allen P. Green, Jr

: 2014-ED-161

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Allen P. Green, Sr
1112 Pine Ridge Street
Conway, SC 29527-6062

Allen P. Green, Jr
165 Reginas Place
Georgetown, SC 29440-9378

****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 125 Columbia Avenue, Berwick, PA 18603-2001 is scheduled to be sold at the Sheriff's Sale on Dec 17th 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 \$64,751.20 obtained by Wells Fargo Bank, NA (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1015**

Wells Fargo Bank, NA

v.

Allen P. Green, Sr

Allen P. Green, Jr

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

125 Columbia Avenue, Berwick, PA 18603-2001

Parcel No. 04B,-02-005-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,751.20**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the northerly side of Columbia Avenue called Fifteenth Street in the General Map of the Borough of Berwick, 160 feet east of Mulberry Street at the corner of Lot No. 9; thence along same in a northerly direction parallel with Mulberry Street, 160 feet to an alley; thence along said alley in an easterly direction 40 feet to line of Lot No. 7; thence along same in a southerly direction, 160 feet to Columbia Avenue aforesaid; thence along the same in a westerly direction 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen P. Green, Jr. and Allen P. Green, Sr., son and father, by Deed from David J. Featherman and Anita A. Featherman, his wife, dated 12/10/2010, recorded 12/15/2010 in Instrument Number 201011454.

Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SHERIFF'S RETURN OF SERVICE

11/12/2014 12:50 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 125 COLUMBIA AVENUE, BERWICK, PA 18603.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

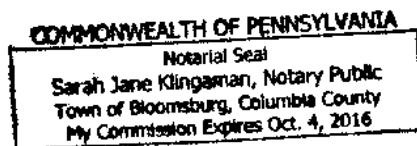
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2014



Sarah Jane Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN 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.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

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: 125 COLUMBIA AVENUE
BERWICK, PA 18603
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge Posted Other
Adult In Charge: Posted
Relation:
Date: 11-12-14 Time: 12:50
Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP Phone: 215-563-7000

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2014CV1015

125 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

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

REAL ESTATE TAX CERTIFICATION

Date: 10/31/2014

Fee: \$5.00

Cert. NO: 19235

GREEN ALLEN P JR
ALLEN P GREEN SR
165 REGINAS PL
GEORGETOWN SC 29440

District: BERWICK BORO
Deed: 20101 -1454
Location: 125 COLUMBIA AVE LOT
Parcel Id:04B-02 -005-00,000

Assessment: 13,885
Balances as of 10/31/2014

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

By:

Columbia County Sheriff *DS*

*CERTIFICATION DOES NOT INCLUDE ANY 2014 TAX AMOUNTS. WE WILL NOT KNOW IF THEY ARE DELINQUENT UNTIL THE MIDDLE OF JANUARY 2015 WHEN THE TAX COLLECTORS TURN THEIR DELINQUENT REAL ESTATE TAX INFORMATION OVER TO COLUMBIA COUNTY



October 31, 2014

Timothy T. Chamberlain
Sheriff of Columbia County
Court House-P.O. Box 380
Bloomsburg, Pa 17815

WELLS FARGO BANK, N.A.,

VS.

ALLEN P. GREEN, SR, ET AL.

NO: 2014-CV-1015

Dear Timothy:

The amount due on the sewer account #100774 for the property located at 125 Columbia Avenue, Berwick Pa through December 30, 2014 is **\$1234.80**. This amount includes fees to satisfy a lien on the property.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Morris".

Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Bill Date: 7/1/2014

Bill#: 1555

RETURN THIS TOP PART IF PAYING IN FULL

Parcel #: 04B02 00500000

Prop. Type 3

Property Location and Description:

125 COLUMBIA AVE
.147

Assessment:

L= 2,560
B= 11,325
T= 13,885

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE Connie C. Gingher	44.7500	621.35
HOMESTEAD EXCLUSION	(4.067.00)	(182.00)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2014	2% Discounted Amount	430.56
If Paid By 10/31/2014	FACE Amount	439.35
If Paid After 10/31/2014	10% Penalty Amount	483.29

Make Check Payable To:

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

Telephone: 570-752-7442

Taxes are due and payment is requested from:

BERW
015555
GREEN ALLEN P JR
ALLEN P GREEN SR
125 COLUMBIA AVE
BERWICK, PA 18603-2001

Wells Fargo

CK 430.56

CK 7026646434

Last day to pay Tax Collector 12/15/2014

Include self-addressed stamped envelope if
return receipt required.

Office Hours:

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

Notice 2014 County & Municipality
BERWICK BORO

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
03/01/2014

BILL NO.
3923

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	13,885	9.146	124.45	126.99	139.69
SINKING		1.345	18.31	18.68	20.55
FIRE		1.25	17.01	17.36	18.23
LIGHT		1.75	23.81	24.30	25.52
BORO RE		11.1	151.04	154.12	161.83
The discount & penalty have been calculated for your convenience			334.62	341.45	365.82
PAY THIS AMOUNT			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

GREEN ALLEN P JR
ALLEN P GREEN SR
125 COLUMBIA AVE
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04B-02 -005-00,000
125 COLUMBIA AVE
.1469 Acres Land 2,560
Buildings 11,325
Total Assessment 13,885

This tax returned
to courthouse on:
January 1, 2015

CK 33462

CK 0002084267

FILE COPY

4-30

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ANTHONY MCDONALD, ESQ.

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: SALLI NASATKA

Relation: RECEPTIONIST

Date: 10/16/14 Time: 1348

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

MCDONALD ESQ., ANTHO

2014CV1015

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

SLC

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: SALLI NASATKA

Relation: RECEPTIONIST

Date: 10/16/14 Time: 1348

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

BERWICK AREA JOINT SE

2014CV1015

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

526

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Connie C. Gingher

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

CONNIE GINGHER

Relation:

TAX COLLECTOR

Date:

10/16/14

Time:

1240

Deputy:

5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV1015

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 161

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 125 COLUMBIA AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/16/14

Time: 1234

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2014CV1015

125 COLUMBIA AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 161

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Carol Fealey

Relation: Clerk

Date: 10-16-14

Time: 12:20

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1015 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 161

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Karen Richendrfer

Relation:

Date:

10-16-14

Time:

10:53

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2014CV1015 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ALLEN P GREEN, SR (et al.)

Case Number
2014CV1015

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 161

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Sherry Evans

Relation:

Clerk

Date:

10-16-14

Time:

10:50

Deputy:

4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2014CV1015

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 10/16/14

Account:

Name:

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

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

Ad ID: 1011695
Description: A. Green sale
Run Dates: 11/26/14 to 12/10/14
Class: 2
Agate Lines: 189
Blind Box:

Total Ad Cost \$1,036.77
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/26/14	12/10/14	3	\$1,036.77

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1015

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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Columbia Avenue called Fifteenth Street in the General Map of the Borough of Berwick, 160 feet east of Mulberry Street at the corner of Lot No. 9; thence along same in a northerly direction parallel with Mulberry Street, 160 feet to an alley; thence along said alley in an easterly direction 40 feet to line of Lot No. 7; thence along same in a southerly direction, 160 feet to Columbia Avenue aforesaid; thence along the same in a westerly direction 40 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen P. Green, Jr. and Allen P. Green, Sr., son and father, by Deed from David J. Featherman and Anita A. Featherman, his wife, dated 12/10/2010, recorded 12/15/2010 in Instrument Number 201011454.

Tax Parcel: 04B-02-005-00.000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

PROPERTY ADDRESS: 125 COLUMBIA AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04B-02-005-00.000

Seized and taken into execution to be sold as the property of ALLEN P GREEN, SR, ALLEN P GREEN, JR in suit of WELLS FARGO BANK, N.A.

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

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

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-663-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV1015

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AT 9:00 O'CLOCK A.M.

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Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

PROPERTY ADDRESS: 125 COLUMBIA AVENUE, BERWICK, PA 18603

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

Wells Fargo Bank, NA

vs.

Allen P. Green, Sr

Allen P. Green, Jr

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1015

2014-ED-161

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: 125 Columbia Avenue, Berwick, PA 18603-2001
(See Legal Description attached)

Amount Due

Interest from 10/08/2014 to Date of Sale

@ \$10.64 per diem

\$64,751.20

\$_____ and costs.

Dated

10-15-14

(SEAL)

PH # 948900

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

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

REAL ESTATE OUTLINE

ED# 161

DATE RECEIVED 10-15-2014
DOCKET AND INDEX 2014 CV 1015

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR	<u>X</u>	CK# <u>001461778</u>

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

SALE DATE 10-17-14 TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

Wells Fargo Bank, NA

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1015

Allen P. Green, Sr

Allen P. Green, Jr

: 2014-ED-161

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Allen P. Green, Sr
1112 Pine Ridge Street
Conway, SC 29527-6062

Allen P. Green, Jr
165 Reginas Place
Georgetown, SC 29440-9378

****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 **125 Columbia Avenue, Berwick, PA 18603-2001** is scheduled to be sold at the Sheriff's Sale on Dec 17th 2014 at 9:00 AM in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$64,751.20** obtained by **Wells Fargo Bank, NA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2014-CV-1015**

Wells Fargo Bank, NA

v.

Allen P. Green, Sr

Allen P. Green, Jr

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

125 Columbia Avenue, Berwick, PA 18603-2001

Parcel No. 04B,-02-005-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,751.20**

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

Wells Fargo Bank, NA

vs.

Allen P. Green, Sr
Allen P. Green, Jr

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judge Fee

Cr.

Sat.


Phebin Hallinan, LLP

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

\$115.00 pd

\$25.00 pd

\$25.00 pd

\$10.00

Address where papers may be served:

Allen P. Green, Sr
1112 Pine Ridge St
Conway, SC 29527

Allen P. Green, Jr
165 Reginas Place
Georgetown, SC 29440-9378

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

**125 Columbia Avenue
Berwick, PA 18603-2001**

**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: 10/6/14

By: 

Phelan Hallinan, LLP
Jonathan Lobb, Esq., Id. No.312174
Attorney for Plaintiff
PHELAN HALLINAN, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

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

Attorney for Plaintiff

Wells Fargo Bank, NA

vs.

Allen P. Green, Sr
Allen P. Green, Jr

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1015
: 2014 - ED - 161

VERIFICATION OF NON-MILITARY SERVICE

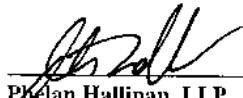
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) Allen P. Green, Sr and Allen P. Green, Jr 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 Allen P. Green, Sr is over 18 years of age and resides at 1112 Pine Ridge Street, Conway, SC 29527-6062 and 125 Columbia Avenue, Berwick, PA 18603-2001.

(c) that defendant Allen P. Green, Jr is over 18 years of age and resides at 165 Reginas Place, Georgetown, SC 29440-9378 and 125 Columbia Avenue, Berwick, PA 18603-2001.

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


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

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

Attorneys for Plaintiff

Wells Fargo Bank, NA
Plaintiff

v.

Allen P. Green, Sr
Allen P. Green, Jr
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2014-CV-1015
:
: 2014-ED-161
: COLUMBIA County
:

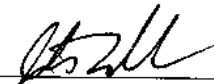
CERTIFICATION

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

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

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

By: _____


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

Wells Fargo Bank, NA
Plaintiff

v.

Allen P. Green, Sr
Allen P. Green, Jr
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2014-CV-1015**
: **2014-ED-161**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

Wells Fargo Bank, NA, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **125 Columbia Avenue, Berwick, PA 18603-2001**.

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

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

Allen P. Green, Sr

1112 Pine Ridge Street
Conway, SC 29527-6062

Allen P. Green, Jr

165 Reginas Place
Georgetown, SC 29440-9378

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

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

Allen P. Green, Sr

1112 Pine Ridge Street
Conway, SC 29527-6062

Allen P. Green, Jr

165 Reginas Place
Georgetown, SC 29440-9378

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

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

None.

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

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

None.

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

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

Berwick Area Joint Sewer Authority

1108 Freas Avenue
Berwick, PA 18603

Berwick Area Joint Sewer Authority
C/O Anthony McDonald, Esquire

106 Market Street
Berwick, PA 18603

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

Name

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

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

**125 Columbia Avenue
Berwick, PA 18603-2001**

**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
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**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

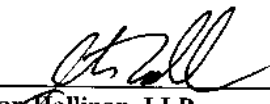
**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

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:

10/6/14

By:



Phelan Hallinan, LLP

Jonathan Lobb, Esq., Id. No. 312174

Attorney for Plaintiff

PHELAN HALLINAN, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Allen P. Green, Sr, Allen P. Green, Jr at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Patricia A. Singiser
Supervisor
Writ Department
Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 ext. 1125
Front Desk: (215) 563-7000 ext. 1125
Fax: (215) 563-3826

LEGAL DESCRIPTION

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

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Tax Parcel: 04B,-02-005-00,000

Premises Being: 125 Columbia Avenue, Berwick, PA 18603-2001

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-CV-1015 2014-ED-161

Wells Fargo Bank, NA

v.

Allen P. Green, Sr

Allen P. Green, Jr

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

125 Columbia Avenue, Berwick, PA 18603-2001

Parcel No. 04B,-02-005-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$64,751.20**

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Plaintiff
Wells Fargo Bank, NA

No.: 2014-CV-1015

2014-ED-1161

Defendant
Allen P. Green, Sr
Allen P. Green, Jr

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

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

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

125 Columbia Avenue

Berwick, PA 18603-2001

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date

Plaintiff

Wells Fargo Bank, NA

No.: 2014-CV-1015

2014-ED-161

Defendant

Allen P. Green, Sr

Allen P. Green, Jr

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.

ALLEN P. GREEN, SR

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

125 Columbia Avenue

Berwick, PA 18603-2001

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt					
Trans #	3975	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
Ship to:					
ALLEN GREEN JR			Tracking #	71901140006000039731	
165 REGINAS PLACE			Doc Ref #	2014ED161	
GEORGETOWN SC 29440			Postage	5.3400	

161

Document Receipt

Trans #	3974	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
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Ship to:

ALLEN GREEN SR

1112 PINE RIDGE STREET

Tracking #: 71901140006000039724

Doc Ref #: 2014ED161

Postage 5.3400

CONWAY SC 29527

Document Receipt

Trans #	3974	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
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Ship to:

ALLEN GREEN SR
1112 PINE RIDGE STREET

Tracking #: 71901140006000039724
Doc Ref #: 2014ED161
Postage 5.3400

CONWAY SC 29527

Document Receipt

Trans #	3973	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039717

Doc Ref #: 2014ED161

Postage 5.3400

PHILADELPHIA PA 19106

161

Document Receipt

Trans #	3972	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 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 #:	71901140006000039700
Doc Ref #:	2014ED161
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	3971	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000039694

Doc Ref #: 2014ED161

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3970	Carrier / service:	USPS Server	First-Class Mail®	10/16/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000039687

Doc Ref #: 2014ED161

Postage 5.3400

HARRISBURG PA 17128

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

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Wells Fargo Bank, NA

No.: 2014-CV-1015

2014-ED-161

Defendant
Allen P. Green, Sr
Allen P. Green, Jr

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

ALLEN P. GREEN, JR

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____ Defendant

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Date

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Philadelphia, PA 19103-1814

(215)563-7000

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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

001461778 036001808 36150855

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

AUTHORIZED SIGNATURE

Thomas S. Hallinan

JKM [948900] 125 COLUMBIA AVENUE (2014-CV-1015)

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

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

AMOUNT
*****\$1,350.00-

DATE
10/3/2014

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

TD Bank, NA
3-180/360

001461778

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER