

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Services VS Samir Wtbq

NO. 163-14 ED NO. 1117-2014 JD

DATE/TIME OF SALE: FEBRUARY 11, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$ 2058,12

POUNDAGE - 2% OF BID \$ 41,16

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2099,28

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Tracy F. Mull

TOTAL DUE: \$ 2099,28

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 749,28

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

**Plaintiff**  
GREEN TREE SERVICING LLC

vs.

**Defendant**  
SANDRA A WRBA

**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. :** 2014CV1117

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 57 COVER BRIDGE ROAD, MILLVILLE, PA 17846

## 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,281.12
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$135.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$4.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$100.00

**Total Sheriff Costs** **\$1,991.12**

## Distribution Costs

Recording Fees	\$67.00
<b>Total Distribution Costs</b>	<b>\$67.00</b>

**Grand Total:** **\$2,058.12**

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



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

Kinyon.Lanier  
Legal Assistant

February 25, 2015

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

Re: SANDRA A. WRBA  
57 COVERED BRIDGE ROAD  
MILLVILLE, PA 17846-9247  
2014-CV-1117

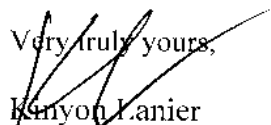
Dear Sir or Madam:

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," to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, PO Box 650043, Dallas, TX 75265.

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  
On behalf of Phelan Hallinan Diamond & Jones, LLP

cc: GREEN TREE SERVICING LLC

PII # 927289

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 inquires may be directed to the following person:**

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

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

**B. TRANSFER DATA**

Date of Acceptance of Document **3/3/15**

Grantor(s)/Lessor(s) **Timonthy Chamberlain** Telephone Number **(570) 389-5622** Grantee(s)/Lessee(s) **FEDERAL NATIONAL MORTGAGE ASSOCIATION** Telephone Number:

Mailing Address **PO Box 380, W. Main Street** Mailing Address **PO Box 650043**

City **Bloomsburg** State **PA** ZIP Code **17815** City **Dallas** State **TX** ZIP Code **75265**

**C. REAL ESTATE LOCATION**

Street Address **57 COVERED BRIDGE ROAD, MILLVILLE, PA 17846-9247** City, Township, Borough **PINE TOWNSHIP**

County **COLUMBIA** School District **MILLVILLE** Tax Parcel Number **29-14-004-02,000**

**D. VALUATION DATA**

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

1. Actual Cash Consideration **\$ 2,058.12 (winning bid)** 2. Other Consideration **+ -0-** 3. Total Consideration **= \$ 2,058.12**

4. County Assessed Value **\$ 26,513.00** 5. Common Level Ratio Factor **X 3.61** 6. Fair Market Value **= \$95,711.93**

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

1a. Amount of Exemption Claimed **= \$95,711.93** 1b. Percentage of Grantor's Interest in Real Estate **100%** 1b. Percentage of Grantor's Interest in Real Estate **100%**

**2. Check Appropriate Box Below for Exemption Claimed.**

☐ Will or intestate succession (Name of Decedent) Estate File Number

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust

If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.

(If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default.

(Attach copy of mortgage and note/assignment)

☐ Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)

☐ Statutory corporate consolidation, merge, or division (Attach copy of articles)

☒ \*Other (Please explain exemption claimed, if other than listed above.)

This transfer is an exempt transaction based on P.S. Sect. 91(b)(1)(v) and 12 U.S.C. Sect. 1723a.(c)(2). This is a Government Instrumentality.

**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 **3/3/15**

**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

001505355

DATE  
3/17/2015

AMOUNT  
\*\*\*\*\$749.28

PAY SEVEN HUNDRED FORTY-NINE AND 28 / 100 Dollars

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

  
AUTHORIZED SIGNATURE

MOC [927289] 57 COVERED BRIDGE ROAD (2014-CV-1117)

001505355 036001808 361508666

# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ VS. Urban  
 ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN \$15.00  
 SERVICE PER DEF. \$ 135.00  
 LEVY (PER PARCEL \$15.00  
 MAILING COSTS \$ 24.00  
 ADVERTISING SALE BILLS & COPIES \$17.50  
 ADVERTISING SALE (NEWSPAPER) \$15.00  
 MILEAGE \$ 24.00  
 POSTING HANDBILL \$15.00  
 CRYING/ADJOURN SALE \$10.00  
 SHERIFF'S DEED \$35.00  
 TRANSFER TAX FORM \$25.00  
 DISTRIBUTION FORM \$25.00  
 COPIES \$ 4.50  
 NOTARY \$ 10.00

TOTAL \*\*\*\*\* \$ 370.00

WEB POSTING \$150.00  
 PRESS ENTERPRISE INC. \$ 1281.12  
 SOLICITOR'S SERVICES \$75.00

TOTAL \*\*\*\*\* \$ 1506.12

PROTHONOTARY (NOTARY) \$10.00  
 RECORDER OF DEEDS \$ 67.00

TOTAL \*\*\*\*\* \$ 77.00

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20\_\_\_ \$ \_\_\_\_\_  
 SCHOOL DIST. 20\_\_\_ \$ \_\_\_\_\_  
 DELINQUENT 20\_\_\_ \$ 5.00

TOTAL \*\*\*\*\* \$ 5.00

## MUNICIPAL FEES DUE:

SEWER 20\_\_\_ \$ \_\_\_\_\_  
 WATER 20\_\_\_ \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

SURCHARGE FEE (DSTE) \$ 100.00  
 MISC. \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL \*\*\*\*\* \$ -0-

TOTAL COSTS (OPENING BID) \$ 2658.12

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

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

**Re: GREEN TREE SERVICING LLC v. SANDRA A. WRBA et al.**  
**No.: 2014-CV-1117**

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: SANDRA A. WRBA

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

Attorney for Plaintiff

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

**GREEN TREE SERVICING LLC**  
Plaintiff

v.

**SANDRA A. WRBA**  
Defendant(s)

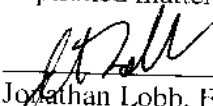
**CIVIL DIVISION**

**No.: 2014-CV-1117**

**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: 12/15/14

  
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**

**GREEN TREE SERVICING LLC**  
Plaintiff

v.

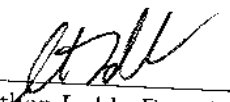
**SANDRA A. WRBA**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1117**  
:  
:

**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: 12/15/14

  
\_\_\_\_\_  
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

GREEN TREE SERVICING LLC  
Plaintiff

v.

SANDRA A. WRBA  
Defendant(s)

CIVIL DIVISION

No.: 2014-CV-1117

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:

SANDRA A. WRBA  
57 COVERED BRIDGE ROAD  
MILLVILLE, PA 17846-9247

Date: 12/05/14

  
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**

**GREEN TREE SERVICING LLC**  
Plaintiff

v.

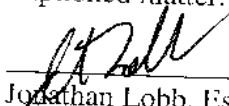
**SANDRA A. WRBA**  
Defendant(s)

:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1117**  
:  
:

**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: 12/15/14

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

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

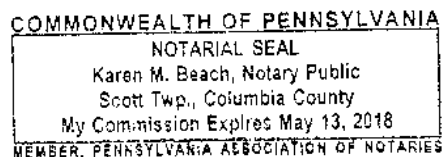
James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 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 .....12<sup>th</sup>.....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.

.....

**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**

Foreclosure Manager

Representing Lenders in  
Pennsylvania

December 12, 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: GREEN TREE SERVICING LLC v.  
SANDRA A. WRBA  
57 COVERED BRIDGE ROAD MILLVILLE, PA 17846-9247  
No.: 2014-CV-1117

163

Dear Sir/Madam:

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

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

Thank you for your cooperation in this matter.

Very Truly Yours,  
MANDY DAVID for  
Phelan Hallinan, LLP

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-1117  
No.: 2014-ED-163

Re: **GREEN TREE SERVICING LLC VS. SANDRA A. WRBA**  
No.: 2014-CV-1117, No.: 2014-ED-163

**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**

**GREEN TREE SERVICING LLC**  
Plaintiff,

v.


**SANDRA A. WRBA**  
Defendant(s)

: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **No.: 2014-CV-1117**  
: **No.: 2014-ED-163**

**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: 11/18/14

**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/CAG - 12/17/2014 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT/OCCUPANT 57 COVERED BRIDGE ROAD MILLVILLE, PA 17846-9247	\$0.47
2	****	Commonwealth of Pennsylvania Bureau of Individual Taxes Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601 Harrisburg, PA 17128	\$0.47
3	****	Department of Public Welfare, TPL Casualty Unit, Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105	\$0.47
4	****	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: SANDRA A. WRBA (COLUMBIA) PH # 927289/1021 Page 1 of 1 Writ Term			\$3.29
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R600.5913 and 5921 for limitations of coverage.

Form 3877 Facsimile



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy

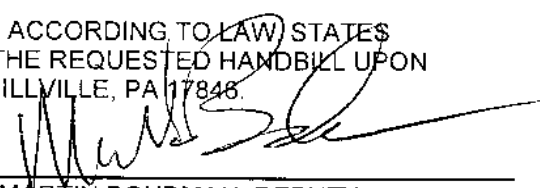


GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SHERIFF'S RETURN OF SERVICE

11/12/2014 02:10 PM - DEPUTY MARTIN BOUDMAN, 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 57 COVER BRIDGE ROAD, MILLVILLE, PA 17848.

  
MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

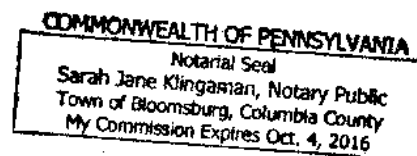
  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2014





PHILAN & 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



GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## 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: 57 COVER BRIDGE ROAD  
MILLVILLE, PA 17846

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Front Door

Date:

11-72-14

Time:

1410

Deputy:

8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2014CV1117

57 COVER BRIDGE ROAD, MILLVILLE, PA 17846

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SHERIFF'S RETURN OF SERVICE

10/17/2014 12:50 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: SANDRA A WRBA AT 57 COVERED BRIDGE ROAD, MILLVILLE, PA 17846.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 17, 2014

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

17TH day of OCTOBER, 2014

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

AFFIDAVIT OF SERVICE (FNMA)

PLAINTIFF  
GREEN TREE SERVICING LLC

COLUMBIA COUNTY

PH # 927289

DEFENDANT  
SANDRA A. WRBA

SERVICE TEAM/ lmm  
COURT NO.: 2014-CV-1117

SERVE SANDRA A. WRBA AT:  
57 COVERED BRIDGE ROAD  
MILLVILLE, PA 17846-9247

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

SERVED

Served and made known to SANDRA A. WRBA Defendant on the 27<sup>TH</sup> day of OCTOBER 20 14, at 12:55 o'clock P. M., at 57 COVERED BRIDGE ROAD in the manner described below:  
XX 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 65 Height 5'7 Weight 185 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: 10-27-2014

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: \_\_\_\_\_

6/70

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: 19233

WRBA CHARLES I & SANDRA A  
57 COVERED BRIDGE RD  
MILLVILLE PA 17846

District: PINE TWP  
Deed: 0286 -0043  
Location: 57 COVERED BRIDGE RD  
Parcel Id:29 -14 -004-02,000

Assessment: 26,513

Balances as of 10/31/2014

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

By Columbia County Sheriff, PA

\*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

516

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 143

Warrant:

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

### Serve To:

Name: SANDRA A WRBA

Primary Address: 57 COVERED BRIDGE ROAD  
MILLVILLE, PA 17846

Phone:

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 10-17-14

Time: 1250

Deputy: B

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.

WRBA, SANDRA A

2014CV1117

57 COVERED BRIDGE ROAD, MILLVILLE, PA 17846

NO EXPIRATION

516

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 163

Manner: < Not Specified >

Expires:

Warrant:

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

### Serve To:

Name: Debra Piatt

Primary Address: 211 Beech Glenn Road  
Benton, PA 17814

Phone: 570-458-6072

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: DEF

Date: 10-17-14

Time: 1300

Deputy: 8

Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

PIATT, DEBRA

2014CV1117

211 BEECH GLENN ROAD, BENTON, PA 17814

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 10/17/14

Account:

Name:

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

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

Ad ID: 1011839  
Description: S Wrba sale  
Run Dates: 11/26/14 to 12/10/14  
Class: 2  
Agate Lines: 234  
Blind Box:

**Total Ad Cost \$1,281.12**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/26/14	12/10/14	3	\$1,281.12

## SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2014CV1117

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 Court House 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, parcel and tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit: BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648, thence by the southerly right-of-way thence, south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Dider, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way, thence by other lands now or formerly of Bruce Dider, Et Ux, south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and two tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Dider, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pin, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

THE foregoing description and conveyance is subject to a right-of-way of fifty (50) feet feet in width for usage in common by the grantees, their heirs and assigns, and Bruce Dider, his heirs and assigns, which right-of-way is more fully shown on a copy of draft herein above referred to.

TITLE TO SAID PREMISES IS VESTED IN Charles I. Wrba and Sandra A. Wrba, his wife, by Deed from Charles I. Wrba and Sandra A. Wrba, his wife, dated 08/21/1995, recorded DR/28/1995 in Book 604, Page 641.

The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entirety.

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

PROPERTY ADDRESS: 57 COVER BRIDGE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-14-004-02,000

Seized and taken into execution to be sold as the property of SANDRA A WRBA in suit of GREEN TREE SERVING LLC.

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 representative of the plaintiff.

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

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



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 163

Warrant:

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

### Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: Clerk

Date: 10-17-14

Time: 12:16

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

2014CV1117

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

SL

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

GREEN TREE SERVICING LLC  
vs.  
SANDRA A WRBA

Case Number  
2014CV1117

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 163

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: Shaeley Erans

Relation: Clerk

Date: 10-17-14 Time: 12:15

Deputy: 4 Mileage:

### Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2014CV1117

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2014CV1117

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, parcel and tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648; thence by the southerly right-of-way thereof, south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way; thence by other lands now or formerly of Bruce Bitler, Et Ux. south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and five-tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pin, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

THE foregoing description and conveyance is subject to a right-of-way of fifty (50) feet in width for usage in common by the grantees, their heirs and assigns, and Bruce Bitler, his heirs and assigns, which right-of-way is more fully shown on a copy of draft hereinabove referred to.

TITLE TO SAID PREMISES IS VESTED IN Charles I. Wrba and Sandra A. Wrba, his wife, by Deed from Charles I. Wrba and Sandra A. Wrba, his wife, dated 08/21/1995, recorded 08/28/1995 in Book 604, Page 641.

The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of

Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entirety.

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

PROPERTY ADDRESS: 57 COVER BRIDGE ROAD, MILLVILLE, PA 17846

UPI / TAX PARCEL NUMBER: 29-14-004-02,000

Seized and taken into execution to be sold as the property of SANDRA A WRBA in suit of GREEN TREE SERVICING LLC.

**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

Green Tree Servicing LLC

vs.

Sandra A. Wrba

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2014-CV-1117

2014-ED-163

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: 57 Covered Bridge Road, Millville, PA 17846-9247  
(See Legal Description attached)

Amount Due

\$114,698.92

Interest from 09/19/2014 to Date of Sale

\$\_\_\_\_\_ and costs.

@ \$18.85 per diem

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

Dated 10-16-14  
(SEAL)

PII # 927289

10-16-14  
Clerk of the Court  
Columbia County, PA

# REAL ESTATE OUTLINE

ED # 163

DATE RECEIVED 2019 07 11 17  
DOCKET AND INDEX 11 16 2019

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION X  
COPY OF DESCRIPTION X  
WHEREABOUTS OF LKA X  
NON-MILITARY AFFIDAVIT X  
NOTICES OF SHERIFF SALE X  
WAIVER OF WATCHMAN X  
AFFIDAVIT OF LIENS LIST X  
CHECK FOR \$1,350.00 OR X

CK# 001464499

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

SALE DATE Dec 17<sup>th</sup> TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**Green Tree Servicing LLC**  
Plaintiff

v.

**Sandra A. Wrba**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1117**  
:  
: **COLUMBIA COUNTY**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**Green Tree Servicing LLC**, 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 **57 Covered Bridge Road, Millville, PA 17846-9247**.

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

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

**Sandra A. Wrba**

**57 Covered Bridge Road, Millville, PA 17846-9247**

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

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

**Sandra A. Wrba**

**57 Covered Bridge Road  
Millville, PA 17846-9247**

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

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

**None.**

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

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

**None.**

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

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

**None.**

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

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

**None.**

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

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

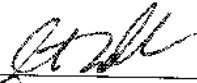
PH # 927289

Tenant/Occupant	57 Covered Bridge Road Millville, PA 17846-9247
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: 10/15/14

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

Patricia Singiser  
Ext. 1125

Representing Lenders in  
Pennsylvania

October 14, 2014

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

**RE: Green Tree Servicing LLC**  
**v.**  
**Sandra A. Wrba**

**No.: 2014-CV-1117**

**Action in Mortgage Foreclosure**

**Premises: 57 Covered Bridge Road, Millville, PA 17846-9247**

Dear Sir/Madam:

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

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

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

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

Yours truly,

PAS/ CAG for  
Phelan Hallinan, LLP



### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648; thence by the southerly right-of-way thereof, south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Ditler, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way; thence by other lands now or formerly of Bruce Bitler, Et Ux. south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and five-tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pine, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

THE foregoing description and conveyance is subject to a right-of-way of fifty (50) feet in width for usage in common by the grantees, their heirs and assigns, and Bruce Bitler, his heirs and assigns, which right-of-way is more fully shown on a copy of draft hereinabove referred to.

TITLE TO SAID PREMISES IS VESTED IN Charles I. Wrba and Sandra A. Wrba, his wife, by Deed from Charles I. Wrba and Sandra A. Wrba, his wife, dated 08/21/1995, recorded 08/28/1995 in Book 604, Page 641.

*The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entireties.*

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

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

**Green Tree Servicing LLC**  
Plaintiff

: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1117**  
:  
: **COLUMBIA County**  
:

v.


**Sandra A. Wrba**  
Defendant(s)

**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) 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

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

**Green Tree Servicing LLC**

vs.

**Sandra A. Wrba**

: **COLUMBIA County**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO.: 2014-CV-1117**  
:


**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant Sandra A. Wrba is over 18 years of age and resides at 57 Covered Bridge Road, Millville, PA 17846-9247.

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

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

Attorneys for Plaintiff

**Green Tree Servicing LLC**  
Plaintiff

v.

**Sandra A. Wrba**  
Defendant(s)

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1117  
:  
:  
: COLUMBIA County  
:

**CERTIFICATION**

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

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) 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

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

Green Tree Servicing LLC

vs.

Sandra A. Wrba

: COLUMBIA County  
:  
: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2014-CV-1117  
:

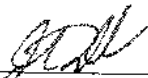
**VERIFICATION OF NON-MILITARY SERVICE**

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

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

(b) that defendant Sandra A. Wrba is over 18 years of age and resides at 57 Covered Bridge Road, Millville, PA 17846-9247.

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

Green Tree Servicing LLC

: COURT OF COMMON PLEAS  
:  
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2014-CV-1117

Sandra A. Wrba

:  
Defendant(s) : COLUMBIA County  
:

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Sandra A. Wrba  
57 Covered Bridge Road  
Millville, PA 17846-9247

**\*\*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 **57 Covered Bridge Road, Millville, PA 17846-9247** is scheduled to be sold at the Sheriff's Sale on Dec. 17<sup>th</sup> 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 \$114,698.92 obtained by **Green Tree Servicing LLC** (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-1117**

**Green Tree Servicing LLC**

v.

**Sandra A. Wrba**

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

**57 Covered Bridge Road, Millville, PA 17846-9247**

**Parcel No. 29-14-004-02,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$114,698.92**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP



### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648; thence by the southerly right-of-way thereof, south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way; thence by other lands now or formerly of Bruce Bitler, Et Ux, south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and five-tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pine, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

THE foregoing description and conveyance is subject to a right-of-way of fifty (50) feet in width for usage in common by the grantees, their heirs and assigns, and Bruce Bitler, his heirs and assigns, which right-of-way is more fully shown on a copy of draft hereinabove referred to.

TITLE TO SAID PREMISES IS VESTED IN Charles I. Wrba and Sandra A. Wrba, his wife, by Deed from Charles I. Wrba and Sandra A. Wrba, his wife, dated 08/21/1995, recorded 08/28/1995 in Book 604, Page 641.

*The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entireties.*

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Pine township, Columbia county, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the southerly right-of-way line of township route no. T648; thence by the southerly right-of-way thereof, south thirty six (36) degrees ten (10) minutes east, fifty (50) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence south forty five (45) degrees thirty (30) minutes west, one hundred ninety-eight and five tenths (198.5) feet to a point in the center line of a fifty (50) foot wide right-of-way; thence by other lands now or formerly of Bruce Bitler, Et Ux. south thirty-nine (39) degrees thirty (30) minutes west, four hundred (400) feet to an iron pin in line of lands now or formerly of Fred and Ida Miller; thence north fifty-one (51) degrees thirty (30) minutes west, one hundred ninety-six and five-tenths (196.5) feet to an iron pin in line of other lands now or formerly of Bruce Bitler, Et Ux; thence north thirty-nine (39) degrees forty-five (45) minutes east, four hundred thirteen (413) feet to an iron pin; thence north seventy-nine (79) degrees thirty (30) minutes east, two hundred fifty-five (255) feet to an iron pin, the place of beginning, containing 2.088 acres, be the same more or less, this description was prepared from draft of survey made September 19, 1974, by A. Carl Wolfe, P.E.

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*The said Charles I. Wrba departed this life on or about 07/10/2004. By virtue of the death of Charles I. Wrba on or about 07/10/2004, Sandra A. Wrba became the sole owner of the premises as surviving tenant by the entireties.*

Tax Parcel: 29-14-004-02,000

Premises Being: 57 Covered Bridge Road, Millville, PA 17846-9247

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2014-CV-1117**

**Green Tree Servicing LLC**

v.

**Sandra A. Wrba**

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

**57 Covered Bridge Road, Millville, PA 17846-9247**

**Parcel No. 29-14-004-02,000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$114,698.92**

**Attorneys for Plaintiff**

Phelan Hallinan, LLP

## SHERIFF'S RETURN

Green Tree Servicing LLC

vs.

Plaintiff

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Sandra A. Wrba

No.: 2014-CV-1117

Defendants

ISSUED

NOW, \_\_\_\_\_ 20\_\_\_\_, \_\_\_\_\_ 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 \_\_\_\_\_, Sec 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  
Green Tree Servicing LLC

No.: 2014-CV 1117

Defendant  
Sandra A. Wcba

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)  
57 Covered Bridge Road

Millville, PA 17846-9247

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

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>	<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
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Plaintiff Green Tree Servicing LLC	No.: <u>2014-CV-1117</u>
---------------------------------------	--------------------------

Defendant Sandra A. Wrba	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
-----------------------------	--

<b>SERVE</b>  <b>AT</b>	{	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID <u>SANDRA A. WRBA</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>57 Covered Bridge Road</u>
-------------------------------	---	--

Millville, PA 17846-9247

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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	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 _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

## Document Receipt

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Trans #	3991	Carrier / service:	USPS Server	First-Class Mail®	10/17/2014 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039892

Doc Ref #: 2014ED163

Postage 5.3400

PHILADELPHIA PA 19106

143

## Document Receipt

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Trans #	3990	Carrier / service:	USPS Server	First-Class Mail®	10/17/2014 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 #:	71901140006000039885
Doc Ref #:	2014ED163
Postage	5.3400

PHILADELPHIA PA 19107



## Document Receipt

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Trans #	3989	Carrier / service:	USPS Server	First-Class Mail®	10/17/2014 12:00:00 AM
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## Ship to:

OFFICE OF F.A.I.R

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000039878

Doc Ref #: 2014ED163

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	3988	Carrier / service:	USPS Server	First-Class Mail®	10/17/2014 12:00:00 AM
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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking # 71901140006000039861

Doc Ref #: 2014ED163

Postage 5.3400

HARRISBURG PA 17128

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

TD Bank, NA  
3-180/360

001464499

DATE  
10/13/2014

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

CAG [927289] 57 COVERED BRIDGE ROAD (2014-CV-1117)

  
AUTHORIZED SIGNATURE

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

⑈001464499⑈ ⑆036001808⑆ 361508666⑈